

Morningside HOA Board Meeting

March 31, 2023, at 2:00pm.

Meeting called to order by Mark Shoberg at 2:06pm

- 1) Roll call.
 - Management present Mark S. and Cayce Haren
 - Board members present Jesse Dryer and Cheryl Burnett
- 2) Proof of notice of meeting
 - Posted once approved.
- 3) Review/approval of minutes of previous meeting
 - Motion by Jesse Dryer
 - Seconded by Cheryl Burnett
 - None opposed minutes pass unanimously.
- 4) Reports of officers
 - Appoint Jay Taylor to the board.
 - Motion by Jesse Dryer
 - Seconded by Cheryl Burnett
 - None opposed, Jay Taylor is added to the board.
- 5) Reports of committees
 - No reports at this time
- 6) Election of directors
 - Jay Taylor - President
 - Jesse Dryer - Vice President and Secretary
 - Cheryl Burnett - Treasure
 - All terms are up at the annual meeting.
- 7) Old & unfinished business
 - Discussion on the Declaration
 - Got back a cleaner version from the legal team.
 - Vote on section 5.1.2 to follow directive from Jay Taylor via Email but will ultimately get the revised document from the board.
 - Change irrigation to “May.”
 - Change Landscaping and Drainage to “Shall”
 - a. Vote to Revise declaration.
 - b. approved 100% unanimous
 - Discussion on 4.1.4 has to do with a limited annual assessment.
 - Mark S with HOA Service recommendation is to remove completely 4.1.4 to remove any ambiguity
 - Vote
 - a. Approved to revise and remove section 100% unanimous.
 - Discussion ACC application fee in 6.3.1 from \$100.00 to \$0.00
 - Association is finished out.
 - Approved to revise 100% unanimous.

- Discussion on 7.13.1, 7.13.2, and 7.13.3 1.1 Restrictions on Parking and Storage. Prohibit parking of RV's and Abandoned vehicles in the community. The board should be able to enforce this.
 - Mark S read sections aloud.
 - Sections provide good framework.
 - In the future the board could create a parking policy
 - Discussion on parking in the rocks
 - a. Table discussion on parking in rocks until annual meeting to gain input from owners.
 - Discussion on what goes out to homeowners once new declaration is cleaned up and approved by the board.
 - Executive summary
 - Proxy to vote of declaration.
 - Declaration document
 - Jay Taylor read the proposed executive summary aloud.
 - Vote to approve to accompany declaration and proxy.
 - a. Jay Motioned
 - b. None opposed, passed unanimously.
 - Annual Meeting will be held June 14, 2023, 10:45am at 640 Belford Ave, Grand Junction, CO 81501
- 8) New business
- Discussion on new covenant enforcement and dues collection policies to be voted on at the annual meeting
 - Mark S. recommends removing section 1.02 (C) regarding the following: the state allows an 8% per annum to be added to dues in arrears in addition to late fees.
 - Replace with Flat fees.
 - Recommend \$10.00 per month late fee.
 - Vote none opposed, passed unanimously.
 - Discussion on the budget
 - Operating on traditional budget
 - The board made a couple changes to the proposed 2023 budget.
 - Could dues go down if the new declaration is passed?
 - Yes, dues could be decreased, but we need 67% to approve
 - Change to executive summary: if passed dues could go down.
 - a. Vote none opposed, passed unanimously.
 - Discussion on possibly getting a dumpster.
 - Included \$1,000 in the budget.
 - Discussion on landscaping/weeds Common areas
- 9) Good and welfare (public forum)
- The Board decided to vote and approve the Dues Collection and Covenant enforcement policy.

- None opposed, passed unanimously.
 - The notary will be available at the annual meeting for Proxies.
- 10) Adjournment
- 2:53pm
 - None opposed.