

2024 ANNUAL MEETING MINUTES

Morningside Homeowners Association HOA

May 29th, 2024; Bray Educational Center; 640 Belford Avenue, Grand Junction, CO 81501
The meeting was called to order by Mark Shoberg from HOA Services Inc at 3:02PM.

In Attendance

Cheryl Burnett
Vera Johnson
Gordon Koch
Jay Taylor

Proxies

6 proxies
received.

Management

Mark Shoberg HOA
Manager
Cayce Haren HOA
Assistant Manager
Rebekah Webb HOA
Agent

With 6 proxies received and owners from 18 units represented; quorum was not achieved.

Introductions

Mark Shoberg introduced himself as the HOA Manager.
Cayce Haren introduced herself as the HOA Assistant Manager.
Rebekah Webb introduced herself as an HOA Agent

The Board introduced themselves:
Jay Taylor, HOA Director
Cheryl Burnett, HOA Board Member

Community member introductions.

Approval of 2023 Minutes

First motion: Jay Taylor
Second motion: Vera Johnson
None opposed.
2023 minutes were approved and signed by Jay Taylor

Old or New Business

- Discussion on CC&R amendments
 - Mark S explained that the votes are already in and there were enough votes to accept the amended CC&R's, but we can discuss if there are any questions.
 - Jay Taylor will sign the amended CC&R's, have them notarized, and then recorded with Mesa County
- Mark S. recommended that the Bylaws be amended next.

- Mark S. provided the examples that CCIOA only cares that there is one annual meeting a year but not when it is held, and that quorum is currently at 75% and CCIOA recommends that quorum be at 20%.
- The threshold for amending the bylaws is $\frac{3}{4}$ of the members need to respond.
- Discussion on xeriscaping.
 - The lawn by 28 $\frac{1}{2}$ and B $\frac{1}{2}$ needs to be removed and become xeriscaping.
 - The fence around the out lot was 20k, that was 5 years ago. It was 37.00\$ a Lenier foot.
 - Homeowner asked about a split rail: this will cost several thousand more. 1/3 higher than what it was for the drainage area.
 - Jesse Dryer will get a quote for the xeriscaping and looking into boulders that can be cost effective. Should be a year out. They might be able to start this project 2024 Summer.

Budget

- Goal is to reduce the Association Dues. No expense for irrigation system because it was stopped. This has not been running for a while now and because of that the reserves have been growing.
- Insurance went up; Management fees went up to meet the market increase.
- \$650.00 Spring Clean up was done by Big Foot Dumpster. This year the HOA had a 2nd pick up, 23 Yarder.
 - The garbage change is the homeowner's decision not the HOA.
 - If we as homeowners all switch to the same garbage pick-up (i.e.: Humpy Dumpsters; Big Foot Dumpsters) they will lower the rate/prices.
 - Switching to one company for the whole of the HOA would be safe for the kids and people of the Association. Uniformity of the colors of garbage cans. One company out there instead of all different ones. Garbage cans are put away the same day.
 - We would want to reach out to everyone in the community via a newsletter to communicate this information about the
 - Homeowner asked about the different color trash cans: Green Can with Yellow lid is for residential from Waste Management and Black lids are for Recycling. Dumpster with a yellow lid is for Cardboard Only.

Discussion/2024 Budget Review

Motion to approve the budget as drafted for 2024.

First: Jay Taylor

Second: Gordon Koch

Opposed.

Budget is approved.

Elections

Mark S. asked if the current board members were willing to serve for another 1-year term as appointees.

- Appointee: Jay Taylor
Second nomination: Gordon Koch
None opposed.
- Appointee: Cheryl Burnett
Second nomination: Jay Taylor
None opposed.
- Appointee: Jesse Dryer
Second nomination: Jay Taylor
None opposed.

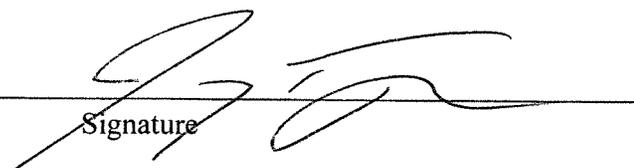
Adjournment

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at 3:32 pm.

Motion:

None opposed.

The meeting adjourned at 3:32 pm.



Signature

4/24/25

Date

