

2026 Morningside (MS) HOA Annual Meeting

Tuesday, April 21, 2026, at 3:30 PM

Location: The Bray Ed. Center

640 Belford Ave. Grand Junction, CO

Also Available Online at <https://zoom.us/>

Online Access Meeting ID: 817 0751 2985 Passcode: 292736

Notice:

Dear Morningside (MS) HOA Owner/s:

Notification: The Morningside (MS) Homeowners Association has scheduled their Annual Meeting for April 21, 2026, at 3:30 PM. The meeting will be held at the Bray Ed. Center at 640 Belford Ave. Grand Junction, CO 81501, as well as online.

Directors Election: The Association needs to elect three Members to the Board of Directors for one-year terms. If you are interested in volunteering for the Board, please notify HOAServices prior to the meeting at contact@hoaservicesco.com. You may also volunteer or be nominated at the meeting.

Budget: The enclosed drafted budget will be presented for discussion. The anticipated expenditures are based on previous years' expenses. Please review the packet and, if you have any questions or concerns, please attend the Annual Meeting as your thoughts and input are greatly appreciated.

Online Access: The meeting will also be available online at Zoom.us. **The Meeting ID # is 817 0751 2985 and the Passcode is 292736.** To join the meeting, type "zoom.us" into your URL and then click on "Join a Meeting" in the upper, right-hand corner of the web page. You will be prompted to then enter the Meeting ID #, followed by the Meeting Passcode.

Proxy: If you are unable to attend the Annual Meeting, [please return your completed proxy](#) (enclosed) to HOAServices at 607 S. 7th St. Grand Junction, CO 81501 or by email at contact@hoaservicesco.com. If you plan to mail the proxy, we must receive it at least 24 hours prior to the scheduled meeting.

Returning your proxy will help the Association achieve quorum and conduct scheduled business. ***Thank you in advance for returning your proxy if you are unable to attend the meeting.***

The Board of Directors
& Your HOA Mgmt. Partners at HOAServices...

2026 Morningside (MS) Proxy & Ballot
PLEASE RETURN YOUR SIGNED PROXY TO ACHIEVE QUORUM!

Quorum: I (Print Full Name) _____ APPROVE
my Proxy to be counted toward achieving quorum.

Budget: I am casting my vote on the proposed budget:

Yes: _____ OR No: _____

Election: The Association will be voting for three members to be elected to the Board of Directors. Use this Proxy as your ballot to nominate the member/s of your choice. The vote shall be concluded at the Annual Meeting. All Owners Must have their Dues Paid in Full Prior to the Meeting to Serve on the Board.

I Nominate _____ to serve on the Board of Directors

I Nominate _____ to serve on the Board of Directors

I Nominate _____ to serve on the Board of Directors

For the Proxy to be Valid, this Section Must be Completed

Member Name: _____

Dated: _____

Member Address in the HOA: _____

Member Signature: _____

How to Assign Your Proxy to Another Person or The Board to Represent You

Do Not Fill Out if You Plan to Attend the Meeting in Person

The undersigned member of Morningside (MS HOA), appoints either the Board of Directors as my Proxy or (insert proxy's name): _____ of Colorado to represent me, because I cannot attend the Annual Meeting. This Proxy shall remain in effect until the meeting is concluded **Fill in "The Board of Directors"** if I am not able to attend the Annual Meeting and want the Board to direct my vote. I will complete and send in this written Proxy via mail or email to contact@hoaservicesco.com.

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AGENDA

1. Introductions
2. Call to Order
3. Announcement of Proxies Needed for Quorum for Annual Meetings is set at 75% or 24 Owners/Proxies/Units).
4. Approval of last year's Annual Meeting Minutes: Minutes are posted to the Association webpage at www.hoaservicesco.com – Morningside (MS HOA) – Meetings – Minutes for your review. Please review these minutes beforehand if you have questions pertaining to the previous Annual Meeting.
5. Old Business/New Business:
 - Xeriscaping Common grounds
6. Budget: Discussion and Adoption
 - The budget is ratified by the Board and is automatically approved at the Annual Meeting, whether or not quorum is achieved, unless there is an increase in assessments above 25% from the previous year, in accordance with the Declaration, Art. IV, Section 3 (a).
7. Annual Election: Three Members are needed to serve one-year terms
 1. Proxy
 2. Nominations from the Floor
 3. Voting
 4. Announcement of the New Board of Directors
 5. Close of Election
8. Adjournment

(MS) Morningside HOA

2026 ANNUAL BUDGET Draft

Proposed Monthly Dues: (31) Units at \$34/Month

INCOME

	2024	2025	2026
	Actual	Actual	Proposed
Income from Dues	\$12,455.00	\$12,727.50	\$12,648.00
Operating Account Landscaping Contribution From Reserves			\$13,000.00
Violation Fees/Fines/Misc.	\$250.00		
Postage/Other Reimbursements	-\$20.48	\$18.42	
Interest	\$74.42	\$20.45	
Total Income	\$12,758.94	\$12,766.37	\$25,648.00

EXPENSES

Landscaping (Weeds) Maintenance-Contract	\$800.00	\$1,396.50	\$1,500.00
Repairs/Grounds	\$47.75	\$354.05	\$13,000.00
Management	\$3,756.00	\$4,626.00	\$5,200.08
Insurance	\$1,697.00		\$2,400.00
Trash	\$350.00	\$425.00	\$400.00
Office/Mailing/Postage/Meeting Costs	\$495.36	\$424.25	\$475.00
Legal/Registrations	\$277.30	\$25.00	\$53.00
Professional Services	\$75.00		
Accounting/Tax Prep	\$250.00	\$279.25	\$300.00
Bank	\$7.00		\$5.00
Capital Reserve	\$1,200.00		\$1,200.00
Total Expenses	\$8,955.41	\$7,530.05	\$24,533.08

NET INCOME

	\$3,803.53	\$5,236.32	\$1,114.92
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Account Balances YTD, Feb. 2026:

Operating Cash:	\$21,475.02
Reserve Saving Account:	\$4,264.30
Total Account Balances:	\$25,739.32