

# 2025 ANNUAL MEETING MINUTES

## Morningside Homeowners Association HOA

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April 24, 2025; Mesa County Workforce Center 512 29 ½ Rd

The meeting was called to order by Mark Shoberg from HOA Services Inc at 3:31PM.

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### **In Attendance**

Jay Taylor  
Gordon Koch  
Vera Johnson  
Paula Tillman

### **Proxies**

\_21\_ proxies  
received.

### **Management**

Mark Shoberg HOA  
Manager  
Cayce Haren HOA  
Assistant Manager

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With \_21\_ proxies received and owners from \_4\_ units represented; quorum was achieved.

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### **Introductions**

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Mark Shoberg introduced himself as the HOA Manager.

Cayce Haren introduced herself as the HOA Assistant Manager.

The Board introduced themselves:

Jay Taylor, HOA Director

Cheryl Burnett, HOA Board Member

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### **Approval of 2024 Minutes**

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First motion: Jay Taylor

Second motion: Gordon Koch

None opposed.

2024 minutes were approved and signed by Jay Taylor

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### **Old or New Business**

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- Discussion on CC&R amendments
  - These have been past, and they are posted on the HOA website
- Discussion on Zerescaping
  - It was noted that this is on going and that the HOA is working on getting another bid for this project
- Discussion on Trash
  - A resident inquired about a discussion from the previous meeting regarding a one company trash collection and securing a rate for trash service, but no progress has been made. The roll-off dumpster service from last year will be offered again, with details to be shared in an upcoming notice; The spring cleanup dumpster will be available from May 6 (drop-off) to May 12 (pickup), with restrictions on mattresses, batteries, and appliances, while organics are permitted.

A list of prohibited items will be posted on mailboxes. Residents are encouraged to report illegal dumping, particularly of mattresses, to Mark's office with accompanying photos.

- Discussion on Landscaping in Common Area (zero-scaping):
  - The landscaping will involve weed abatement and spraying to kill weeds. The HOA is on a bare minimum maintenance plan. The landscaping will consist of a weed barrier and rocks (zero-scaping). The bid from a couple of years ago was below \$15,000, but prices have increased.
  - It was noted that the board plans to use 1/4-inch stone for these areas.
  - There was a potential add-on to do a band of River Stone at the corner
  - One owner mentioned that there are concerns about people using the open field near the church and tearing it up and the potentiality of people using the common area and tearing it up.
    - Fencing was discussed but deemed too expensive
  - It was noted that the area functions as a stormwater retention area, similar to a leach field or drainage.
  - Additional parking was considered but deemed too difficult due to annexation requirements and tax implications
  - It was noted that the drainage system works in the common area. The area was rezoned after discussions with Mesa County.
- Discussion on Irrigation
  - The irrigation system was a significant expense in previous years. New CCNRs got rid of the irrigation.
  - Ditch Water Access: The community does not have needed access to ditch water. The Morningside community had been watering the irrigation system with domestic water, which is more expensive.
- Discussion on personal sprinkler systems:
  - Sprinkler systems already in the ground, most yards already have it. Paying a contractor, which is not ideal for some, but if owners still wanted it, they could just pay to have their system isolated, and it'll continue on. It might need repairs now because it's been a couple of years, but anyone that had those systems in the ground, those systems are still there and could still be used.
- Discussion on HOA management styles and some issues that are starting to bubble up
  - Discussion on parking Issues: Parking is a concern, especially blocking driveways. The HOA can request county involvement, but that could lead to painted lines and fewer parking spots.
  - Discussion on trailers parked in drive ways.
  - Discussion on cat issues: There is a problem with cats being fed outside. The HOA does not have a rule about people feeding animals outside.
    - A policy was discussed
  - Discussion on dog poop issues: There are issues with people not picking up after their dogs.
    - It was noted that the HOA needs pictures and addresses to follow up with violations and fines.
- It was noted that residents are being charged for irrigation water in their property tax bills even if they don't use it.
- Billy at 2850 1/2 and Gordon at 2848 1/2 both have ACC requests
  - Gordon at 2848 1/2 had a zero-scape request with an off red rock
  - Billy at 2850 1/2 had a zero-scape request with a red and gray rock
    - Jay and Cheryl approved both ACC request at the meeting

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## Budget

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- The budget was presented and discussed
  - Discussion on if after the zero-scaping project is completed if the dues could be reduced.
  - It was noted that this could be reviewed
  - It was noted that there will always be expenses for landscaping and weeds

Motion to approve the budget as drafted for 2024.

First: Gordon Koch

Second: Jay Taylor

None Opposed.

Budget is approved, and dues remain the same

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## Elections

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

First motion: Jay Taylor

Second Motion: Gordon Koch

None opposed.

Cheryl Burnett, Jay Taylor, and Jesse Dryer will serve another term

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## Adjournment

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With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at 4:54 pm.

None opposed.

The meeting adjourned at 4:54 pm.

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Signature

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Date