

# 2026 ANNUAL MEETING MINUTES

## Morningside Homeowners Association HOA

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April 21, 2026, at 3:30 PM Bray Education Center 640 Belford Ave.

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

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### In Attendance

Jay Taylor  
Vera Johnson  
Cheryl Burnett

### Proxies

23 proxies  
received.

### Management

Rebekah Webb HOA  
Agent  
Cayce Haren HOA  
Assistant Manager

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With 23 proxies received and owners from 2 units represented; quorum was achieved.

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### Introductions

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Rebekah Webb introduced herself as being with HOA services.

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 2025 Minutes

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First motion: Jay Taylor

Second motion: Vera Johnson

None opposed.

2025 minutes were approved and signed by Jay Taylor

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### Old or New Business

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Rebekah W opened the discussion on new and old business.

Quorum requirement change (New Business)

- Motion by Jay to reduce annual meeting quorum requirement from 75% to 35% (11 units).
- Rationale: 75% historically high; recommended best practice ~20% but 35% chosen because one owner controls 10 units so 35% requires at least one other owner to join for quorum.
- Motion was seconded by Vera Johnson and voted; motion passed at the meeting. Board will notify Mark and verify whether bylaw amendment or other document change is required; may require notice ahead of next year. If invalid, we will revisit next year.
  - Mark S with HOA Services confirmed that Notice of the quorum change would have had to been sent as a notice to the owners prior to the meeting to be voted on at the meeting.

- This will be added to next year's agenda and as long as quorum is achieved at the meeting this item can be voted on.

#### Community concerns and follow-up items (Old/New business)

- Abandoned vehicle at 2842½: County red-tagged and vehicle moved.
- Ongoing vehicles parked/left in community: Limited remedies (county road), several vehicles noted; owners to monitor.
- Trash around mailboxes: Complaint received; picked up by volunteers; one trash toter noted from canceled service — HOA to coordinate with waste management to remove or allow HOA to store.
- Children in restricted areas / safety concerns: Kids entering spillway and other common elements, leaving rocks in roadway, aggressive behavior toward neighbors. Board recommended law enforcement for dangerous behavior (throwing rocks into roadway). Many children are renters — lease enforcement and law enforcement recommended as primary remedy; HOA may get involved if conduct escalates.
- Feral/owned cats and animal issues centered at 2850 Morningside Ct:
  - Animal control performed welfare check; occupant reported caring for ~8 cats; spay/neuter occurred.
  - Neighbors reported feces in adjacent yards (2850½, 2848½, 2848). Animal control advised occupant to stop feeding; county code (Mesa County A5 domestic animal max) may apply — potential code enforcement route. No HOA action recommended at this time but will monitor.
- Dog waste and frequent failures to pick up: Noted particularly near 2848½ and 2850; board to consider clarifying rules/timing for feces pickup and enforcement options.
- Lead-ins / alley and cul-de-sac concerns: Feral cats and access discussed; animal control has been involved.
- Trees / landscape maintenance item noted (cone-dropping tree behind lanes) put on radar for potential reserve/study.
- Mailbox clusters: Likely HOA-owned; USPS manages locks and access. HOA would be responsible for replacement if damaged; expected life cycle ~25–30 years; current condition acceptable with some wear.
- Xeriscape project (corner of 28½ & B½) completed, including boulders to deter vehicle ingress; two layers of weed barrier installed; ~17 boulders placed (quoted 12, installed 17). Project cost ~ \$17,285 (includes boulders).
  - Maintenance: likely 1–2 herbicide sprays per year; weed barrier longevity variable; overall project considered a good investment and reduces long-term irrigation costs.

#### Fence at 2834½ (Old Business / ongoing)

- Wind event ~1.5 months prior damaged fence parallel to B½ attached to 2834½; six posts impacted.
- Owner responsibility: Plat indicates fence belongs to homeowner; owner is evaluating repair vs. removal; quick temporary fixes unsuccessful due to underlying conditions (solid rock/impervious substrate).
- Community value: Board and members noted the fence provides privacy, noise and visual barrier and protects cul-de-sac; if removed, replacement may be more expensive. Options discussed: homeowner repair, HOA funding/assistance (federalize/assume) legal/precedent issues; potential HOA vote if community appetite exists. Rebekah will consult Mark (HOA counsel/records) to determine whether HOA can assume responsibility and what process would be required.
- Alternative options: boulders as visual/vehicular deterrent (~\$1,500 estimated by landscaper) boulders less effective than full fence for sight/privacy control; HOA to gather guidance and possible bids if community desires.

#### Other items

- Landscaping maintenance budget will now include more spraying; overall landscaping project reduces irrigation expense, and major Capex item is complete.

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## Budget

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- The 2026 budget was presented and ratified earlier in the year (by default process described). Account balances referenced as of mid-February 2026 (approx. Feb 16–17)
- Discussion of HOA dues history: Dues currently \$34/month (unchanged since 2021 or earlier). Board indicated no immediate need to increase dues; possibility to reduce dues later in year if reserves/cashflow permit. Major recent expenses covered without increasing dues.
- Xeriscape project cost: reported total was \$17,285 for xeriscaping including boulders.
- Management commentary: No changes to operating budget or dues recommended for 2026. Cash balance adequate to cover expenses. Board aims to maintain lean reserves but avoid special assessments; will review budget toward end of calendar year for 2027 and consider reducing dues if feasible.

Motion to approve the budget as drafted for 2026.

First: Jay Taylor

Second: Cheryl Burnett

1 Opposed.

Budget is approved, and dues remain the same.

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## Elections

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Rebekah Webb. asked if the current board members were willing to serve for another 1-year term.

Cheryl Burnett

First motion: Self Nomination

Second Motion: Vera Johnson

None opposed.

Jesse Dryer

First motion: Jay Taylor

Second Motion: Cheryl Burnett

None opposed.

Jay Taylor

First motion: Self Nomination

Second Motion: Cheryl Burnett

None opposed.

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## Adjournment

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With no further business to discuss, Rebekah Webb asked for a motion to adjourn the meeting at 4:27 pm.

None opposed.

The meeting adjourned at 4:27 pm.

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Signature

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Date