

**MORNINGMESA HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
MONDAY, JUNE 15, 2026, AT 6:00 PM
Smoky Hill Library
5430 S. Biscay Circle
Centennial, CO 80115- Meeting room A**

ESTABLISH A QUORUM (Two of the Three directors needed)

William Leahy called the meeting to order at 6:05 pm

William Leahy, President- present
Teresa Abbott, VP-present

Jeffrey Whitsett, Secretary/Treasurer-present

APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST

Board Announcements- None

Approval of minutes- May 20, 2026- On a motion duly made and seconded, the minutes were approved as written.

Board members disclose any conflicts of interest regarding agenda items- There were no conflicts to disclose.

SPECIAL GUEST: NONE

COMMITTEE REPORTS

ARC Committee- Nothing to report.

HOMEOWNER FORUM- There were 2 homeowners in attendance.

HOMEOWNER CORRESPONDENCE –

Homeowner Hearings- None scheduled.

Board members review correspondence from the community- Nothing to review.

MANAGER’S REPORT- Nothing to review.

FINANCIAL STATEMENT

May 2026- Unavailable from the previous management company.

UNFINISHED BUSINESS

Reserve study review- This matter has been tabled.

Snow removal contract- Management will contact the vendor for another copy of the 2026-2027 snow removal contract.

Limited Bylaw & Declaration Amendment- This matter has been tabled.

NEW BUSINESS

2025 audit draft- The Board reviewed the 2025 audit draft and unanimously approved the draft.

2026 audit proposal- The Board unanimously approved the proposal from Griffin Group for the 2026 audit in the amount of \$2,250.

Tree care- The Board would like to have Cova Tree conduct a tree assessment/inventory for all of the community trees.

Irrigation repair proposal- The Board unanimously approved the proposal from CoCal for necessary irrigation repairs in the amount of \$2,922.25.

Schedule for the next Board meeting date- Monday, August 17, 2026, at 6:00 at Smoky Hill Library.

ADJOURNMENT- On a motion duly made and seconded, it was unanimously approved to adjourn the meeting at 6:45 pm.

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Jennifer Wyman