

# MORNINGMESA HOMEOWNERS ASSOCIATION

## *Board Meeting Minutes — Abbreviated*

*Monday, July 20, 2026, 6:00 PM | Smoky Hill Library, Meeting Room A*

### **Attendance & Call to Order**

Jeffrey Whitsett (President/Interim Secretary/Treasurer) and Teresa Abbott (VP) present; Homeowner Present: Greg Jadzak; quorum met. Meeting called to order 6:05 PM; prior minutes approved unanimously.

### **Announcements**

(No items this section — see Manager's Report & Financials.)

### **Manager's Report & Financials**

- Little to no assessment increase expected, pending Metro Management's financial review, Reserve Study Report, Budget Report and Other Information will be reviewed by the Board.
- Updated Schedule and Financial Reports to be presented next meeting.
- Board reviewed May 2026 financial statement (only report currently available).

### **Community Items**

- Republic Services trash bags left at 18626 E. Layton Place — Jeff to collect and confirm container status with Jen/Brian Godet/Hillary.
- Owner at 18603 E. Saratoga Place raised concerns re: sprinkler restrictions.

### **Key Unfinished Business**

- Tree Care: Prioritize bug treatment, dead tree removal, and dangerous limb removal; stump grinding added to scope. Awaiting CoCal response on funding (loan vs. staged work).
- Board Size: Researching whether 5-member Board is permitted/required.
- Perimeter Fencing & Retaining Walls: Obtaining treatment estimates and painting budget.
- Trash Service: Additional proposals to be obtained.
- Front Entrance Poles: Painting, damaged pole replacement, QuickCrete/guards planned; sourcing paint samples.
- Stucco Cracks/Balconies: Common-area issues to be reviewed, voted, and budgeted.
- Trumpet Vines: Removal estimates in progress; notices to go to owners at 19642 E. Wagon Trail Cir. and 18606 E. Saratoga Pl.
- Back Fence: Repair/replacement estimates and budget pending.
- Newsletter: Will include Board recruitment, homeowner surveys, and meeting-participation reminders.
- Next meeting (Sept. 21, 2026) room reserved by Jeff.

### **New Business**

- Loan vs. no loan decision pending; insurance considered a loan option.
- Community map project underway (Jeff, with Teresa's help).
- Reserve Study update in progress.

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### **Executive Session**

- Balcony at 18642 E. Wagon Trail Cir., in addition to Trumpet Vine issue: Letter from Metro Management stating that the balcony was repaired at great expense to the community; if it continues to be used as a garden area and excessive water introduction to surfaces continues, responsibility must be handed over to the homeowner or mitigated by removal of plants or preventative measures.
- Drainage Situation at 18607 E. Saratoga Pl.: Mr. DuPont to be consulted.

*Adjourned 7:37 PM • Respectfully submitted by Jeffry Whitsett*