MORNINGMESA HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
MONDAY, AUGUST 17, 2026, AT 6:00 PM
Smoky Hill Library
5430 S. Biscay Circle
Centennial, CO 80115- Meeting room A

ESTABLISH A QUORUM (Two of the two directors needed)

Jeffry Whitsett President, Secretary/Treasurer- present

Teresa Abbott, VP-present

APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST

Board Announcements- None

Approval of minutes- June 15, 2026, and July 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 3 homeowners in attendance. Homeowners discussed the following topics: trees, animal digging in front yard, Aurora Water, and documents posted to the website and portal.

HOMEOWNER CORRESPONDENCE –

Homeowner Hearings- None scheduled.

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

MANAGER'S REPORT- The Board reviewed the report submitted by Management.

FINANCIAL STATEMENT

June and July 2026- Unavailable to approve due to software issues.

UNFINISHED BUSINESS

Reserve study review- This matter has been tabled.

Snow removal contract- The Board unanimously approved the snow removal agreement with CoCal for the 2026-2027 snow removal season.

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

NEW BUSINESS

Gutter cleaning proposal- The Board has tabled this matter to receive at least one more proposal.

Vendor correspondence- The Board unanimously agreed to release the check to GR Construction for the drainage work completed, regardless of the irrigation repairs that were needed as a result of this project.

Courtyards- The Board discussed the recent water intrusion into a crawlspace from an irrigation line in a courtyard.

Trash service- Management is waiting for a response from Republic Services on the placement of trash, and the requirement that all residents have trash and recycling bins from Republic.

Tree proposal- The Board reviewed the revised proposal from Cova Tree on necessary tree work needed in the community. The Board would like to wait until the issues with the financials are reconciled before making any decisions.

Schedule for the next Board meeting date- Monday, September 21, 2026, at 6:00 pm at Smoky Hill Library.

ADJOURNMENT- On a motion duly made and seconded, it was unanimously approved to adjourn the meeting at 6:59 pm.

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Jennifer Wyman