MORNINGMESA HOMEOWNERS ASSOCIATION

Board Meeting Minutes

Monday, September 21, 2026 · 6:00 PM

Smoky Hill Library, Meeting Room A · 5430 S. Biscay Circle, Centennial, CO 80115

CALL TO ORDER & QUORUM

Present: Jeffry Whitsett, President/Interim Secretary/Treasurer; Teresa Abbott, Vice President.

Quorum established at 6:00 PM (two of three directors required). Meeting called to order at 6:05 PM.

AGENDA, CONFLICTS & ANNOUNCEMENTS

- Agenda approved. No conflicts of interest declared (6:12 PM).
- Board announcement: no major increase in monthly assessments is foreseen at this time, pending Molly of Metro Management's review of the Association's financial condition.
- Special guest: none. Committee reports (including ARC): none.

HOMEOWNER FORUM & CORRESPONDENCE

- Forum: gutter downspout on roof at 18604, and gutter extension at 18601. Jeff to contact Jen and follow up.
- Homeowner hearings: none. Board reviewed correspondence received from the community.

MANAGER'S REPORT

Metro Management advised that the schedule reports and updated financial reports will be available at the next management-attended Board meeting. (6:17 PM)

FINANCIAL STATEMENT

The August 2026 financial statement was not available, and no full financials were present. The Board reviewed bank statements instead. Jeff to ask Jen for the August financials. (6:28 PM)

UNFINISHED BUSINESS

1. Perimeter fencing. Estimates for poisoning/treatment along the fence line tabled until spring; ask Colcal when is best.

2. Retaining walls. Budget for painting. Ask Jen to reach out and find the difference between paint and weatherproofing.

3. Trash service. Contract with Republic ends in November; reach out ASAP, double-check the end date, and obtain additional proposals. Ask whether there is a charge for pickup cans, as with Waste Management (Colorado Bill 22-1355: no more cost for recycling).

4. Front entrance poles. Paint poles, replace one damaged pole, install QuickCrete and metal guards, and obtain paint samples/codes from Lowe's. Greg noted Stellar Painting completed the stucco work during his term as HOA President. Ask for a check-in in October (Jeff and Teresa).

5. Trumpet vines. Estimates for permanent removal; all remaining locations are in common areas. Spring, with Colcal.

6. 18642 balcony. Balcony was rebuilt with Association funds and is being used as a garden with excessive watering. Mr. DuPont to be contacted for recommendations; treat as a reasonable request and consult our attorney. (6:43 PM)

7. Back fence. Obtain estimates and budget for future repair or replacement. Jeff to reach out to Jen.

8. Community newsletters. Discussed with Jen; will follow up. Future issues: board member recruitment, community questionnaires, importance of homeowner participation, and important notices.

9. Map project. Being done by Jeff with Teresa's help.

10. Updated Reserve Study. Remains on unfinished business indefinitely (Molly).

NEW BUSINESS

- Schedule report and financial statements to be covered at next month's meeting.
- Smoky Hill Library meeting room reserved for the October 19, 2026 Board meeting.
- Vote on $6 increase in monthly assessments moved to October.
- Obtain a larger room for the annual meeting.
- Ask Metro Management whether there are any liens.
- Outstanding invoice: 18607 E. Layton.

EXECUTIVE SESSION & ADJOURNMENT

Executive session (delinquencies) postponed pending updated financial statements.

There being no further business, the meeting adjourned at 7:13 PM.

ACTION ITEMS

Item	Next step	Owner
Trash service: confirm contract end date with Republic; get proposals; ask about pickup-can fees	Reach out ASAP (contract ends November)	Board
Retaining walls: learn difference between paint and weatherproofing; ask re: budget	Jen to be contacted	Jeff
Front entrance poles: check on painting status	October	Jeff / Teresa
18642 balcony: ask attorney about a reasonable request to homeowner; consult Mr. DuPont	Follow up	Board
Back fence: estimates and budget for repair/replacement	Reach out	Jeff
Gutter issues at 18604 and 18601	Contact Jen, follow up	Jeff
August 2026 financials / bank statements	Ask Jen	Jeff
Community newsletter; map project	Follow up with Jen	Jeff / Teresa
Vote on $6 monthly assessment increase	October meeting	Board
Obtain larger room for annual meeting; ask Metro about liens; outstanding invoice, 18607 E. Layton	Before / at October meeting	Board

Respectfully submitted,

Jeffry Whitsett, President / Interim Secretary / Treasurer