

Comstock Estates Home Owners Association

Annual Meeting Minutes January 09, 2019

Robert Handford called the meeting to order at 7:05 pm at a Fruita Civic Center.

Board members in attendance were introduced: Robert Handford, Treasurer; Jim Jackson, Secretary; Scott Mackey and Joan Robinson, members at Large; and Lori Wood HOA Manager. Keith Schaefer, President was ill.

Guest Speaker: Corporal Henderson, Fruita Police Department, spoke about placing a speed trailer out which seems to have deterred speeding in Comstock. Current common Fruita crimes include vandalized cars, which is year-around problem. Comstock has less occurrences than other areas of Fruita.

Minutes: Jim Jackson presented the minutes of the Dec 11, 2018 Monthly meeting. Scott Mackey moved and Coral Dickerson 2ⁿ the motion to approve the minutes as presented. Vote was unanimous.

President's Report: Robert Handford stepped in for Keith Schaefer to present the Presidents Report. Robert discussed the condition the HOA owned fencing. He has obtained 1 estimate for needed repairs and is working on obtaining 2 more. Robert discussed that the board needs a new board member and Samuel Russo volunteered.

Treasurer's Report: Robert Handford presented the Year End Profit and Loss and Dec Balance Sheet. Questions were asked and answered.

Architectural Control Committee: Joan Robinson and Lori Wood explained the process. There is a form for home owners to fill out and attach to the plans and specs of the project. The completed and approved packet will be held by Lori, the HOA Mgr. Contact either of these ladies to obtain a copy of the form.

Covenant Violations & Code Enforcement: 38 Courtesy Letters were sent out in 2018 by HOA Mgr. All complied in a timely manner except for one who received and paid a \$75 fine. Identity of the Covenant Inspectors are confidential.

Irrigation System & Snow Removal: Scott Mackey brought the group up to date on the HOA owned irrigation system. Most of the upgrades, including the new cleanouts, are now a year old and have proved to work well. There are no plans for any new cleanout valves to be added but money is available if it is found that more are needed. He also discussed that the HOA portion of the system is getting old and we should all expect more breaks in the system. It will need continual repairs now. There are reserve funds for this purpose.

Scott calls the snow removal contractor if there is enough snow to warrant a professional removal. The HOA is responsible for the sidewalks in common areas, not in front of Home Owners property. Lori gave out the contractor's name and number in the event they would like him to do their snow removal at the same time.

Neighborhood Watch: Jim Jackson is the coordinator for establishing a Neighborhood Watch program. He attended a training in November. Comstock Estates HOA is registered with Neighborhood Watch. Jim spoke about proactive steps best to deter vandalism. Number 1 is lights on property, #2 is lock vehicles, #3 keep bushes & trees trimmed, #4 is do not leave trashcans out. Jim is looking for Block Captains. He also set up a Facebook page for the subdivision it is: Comstock Estates HOA.

2019 Budget: Robert Handford presented the purposed Budget that was included in the annual mailing. Questions were asked and answered. Kathy Anderson moved and Ed 2nd the motion to approve the 2019 Budget as presented. The vote was unanimous. (Note thee was not a quorum at this meeting – the Board will address this at the February board meeting.)

Drawing for Door Prize: The two winners were chosen and received a \$50 Visa Gift car

Jim Jackson moved to adjourn the meeting and Ed Ralston 2nd the motion. Robert Handford adjourned the meeting at 8:10pm. Respectfully submitted, Lori Wood, HOA Manager, Acting as Scribe for Jim Jackson, Secretary.