

Comstock Estates Homeowners Association
Board Meeting Minutes
April 10, 2019

Attendees:

Board Members: Bob Handford, President; Jim Jackson, Secretary; Joan Robinson, ACC committee; Sam Russo, member-at-large;

The meeting was held at the Fruita Community Center so HOA residents could easily attend.

President Bob Handford called the meeting to order at 7:10 pm and led the group in the Pledge of Allegiance.

Sam Russo, the newest board member, was introduced and appointed as treasurer.

The minutes from the prior meeting on March 13 were read. Joan Robinson moved to accept the minutes and Sam Russo seconded the motion. Motion was approved by the attendees.

Reports from Officers and Committee:

Sam Russo gave the treasurer's report. Jim Jackson moved to accept the current report; Joan Robinson seconded it. The motion to accept the report was approved by the attendees.

Joan Robinson reported that the 3 requests by homeowners were submitted to the Architectural Control Committee were approved. Usually approval turn around time is 2 days unless permits for work are also required from the city of Fruita.

Unfinished Business:

Joan Robinson gave a progress report regarding the new Comstock sign that will appear at the 2 entrances to the Comstock subdivision. The signs have been ordered and should be installed in the next month. They will not block visibility and will be virtually maintenance free.

Jim Jackson gave a progress report regarding the Neighborhood Watch project. New signs are posted and a few persons have indicated interest in being a block captain. He suggested that each block have a captain. Post questions or comments on the Comstock Estates HOA page.

Bob Handford provided an update on the Comstock Estates Homeowners Association website (www.comstockhoa.net). The website had been down for sometime but is working at this time. Homeowners attendees reported that no one received an email notification of the meeting; however, they did received the postcard that was sent. Bob will investigate why the email notification failed to reach homeowners.

Bob Handford reported on the fencing project. Currently he has one bid from a vendor for replacing more than 1000 linear feet of fence and repairs in other sections. He will seek 2 more bids. Unfortunately, the exterior fence (facing Coulsen) has 2 damaged sections due to vehicles. This damage will be paid for by the owners of the vehicles.

New Business:

Bob Handford recommended that the Board be increased in membership from 5 to 7 since there are quite a few tasks to be done (irrigation system, fencing and upkeep of shared spaces, neighborhood watch, CODE review, treasury responsibilities, reserve study, architectural control tasks, ...). However, to increase the number of Board members requires a change of the covenants which requires a quorum vote. In the unlikelihood of having a quorum, a suggestion was to set up individual committees to take over individual tasks. Volunteers are needed.


Bob Handford gave a synopsis of the state requirements that all HOA's complete a reserve study which determines the costs of replacing the physical plant going forward. The plan is to engage a professional to provide the Comstock Estates Homeowners Association with a defensible and auditable study.

A request by an HOA member regarding the possibility of have a subdivision yard sale. No interest in the attendees was shown; however, individual homeowners are free to hold a yard sale.

Another request by an attendee was made regarding how to set up a spring clean up in the divisions. Several ideas were made; no action plans were formulated. Another attendee was concerned about shrubs/tree limbs that lean over and cover sidewalks. Sidewalk maintenance is a city issue; a homeowner may call the city directly regarding code compliance for sidewalks. It was reported that the street light is out on a street; this is an issue that the Fruita city street department should fix. Other code violations were brought and will be handled by the appropriate persons.

It was announced that the ditch water will be available for use on April 22nd. All are reminded to close valves before April 20th to avoid flooding homeowners yards. Chuck's Sprinkler will be available the weekend of April 22nd to problem-solve/fix valve issues. An attendee suggested that training be held for homeowners regarding how to turn on, maintain and turn off individual irrigation systems. Also, it was suggested that a training video be made (use iPhone to film the training). When the need arises (eg, ruptured irrigation system) call Jim Jackson or any of the board members who can turn off the main water valve, after having first called Chuck's Sprinkler (970.261.3139; 970.261.3140)

The board reviewed a homeowner's request for a policy on drone usage in the HOA. Two board members met with the HOA attorney regarding this matter and determined it was not in the HOA's best interest to develop a policy. Drone are currently under FAA regulation and require registration. Homeowners concerned about drones infringing personal privacy and/or causing damage should contact local police department.


James Jackson, Secretary
Comstock Estates Homeowner's Association

5/2/2019
Date