

Comstock Estates Homeowners Association
Quarterly Member Meeting Minutes
July 10, 2019 - Fruita Civic Center

The meeting was called to order by Robert Handford at 7:05 pm.

The Pledge of Allegiance was led by Robert Handford, President

Reading & Approval of Minutes from last board meeting, June 26, 2019 by Jim Jackson

Reports from Officers and Committees:

The Treasurers Report was presented by Sam Russo. Questions were asked and answered.

ACC Committee approval requests was discussed by Joan Robinson, Committee Chair. There was one approved request in July and four in June. A member asked about approving the dark color of one home but, it had been approved by the committee.

Unfinished Business:

The new subdivision sign update was presented by Joan Robinson. Two new signs along Coulsen have been installed. The wind has damaged one of the signs and that one is being redesigned by the sign maker.

The Comstock website crashed and much of the data was lost. Lori Wood the HOA Mgr will work on replacing the data. It is a new site and it complies with the information required by the 2019 real estate contracts.

There was a discussion about dead trees in the neighborhood. Jim had called the city of Fruita to see how they handled them. Homeowners will be given up to one year or the tree is starting to lose the bark &/or is noticeably cracking causing a hazard to others.

Robert discussed the fence and that he was still trying to get bids on making the needed repairs. A homeowner asked about the fence being pulled on by homeowners having landscaping attached or rubbing on the fence. The round a-bouts were also discussed.

New Business:

Robert made a request for volunteers. Open positions are for one board member. Committee or Special Project Chair people are also needed. Any interested can contact Robert Handford, President.

A Neighborhood Safety Power Point was presented by Jim Jackson, secretary and Chair of the Neighborhood Watch program. It was an excellent presentation and reminded all to keep outside lights on, doors locked on vehicles and landscape trimmed to hinder prowlers from hiding behind them.

Robert reminded everyone that the Final Quarterly Members meeting is at the Civic Center and not the Fruita Rec Center.

Lori described how the Board communicates to the owners – through USPS mail, the website and through a new private Facebook page.

Robert adjourned the meeting at 8:35 pm.