

**Comstock Estate Homeowners Association**  
**Board Meeting Minutes**  
**June 26, 2019**

Call to order by Bob Handford, President at 7:12

Attendees were Bob Handford, President; Jim Jackson, Secretary; Joan Robinson, Member-at-large, and Lori Wood HOA Mgr. Sam Russo, Treasurer, had an excused absence.

Minutes of last meeting were later presented electronically by Jim. No corrections or additions were made.

Financials were presented by Lori. Discussion ensued and additions to the presentation were requested.

Committees

Joan talked about the ACC approvals that had been presented and approved. 2 requests were received in May & 2 so far in June. A Board of Directors memorandum will be prepared for storage sheds and placed on the website for Owner access.

Jim will discuss with Fruita Police regarding any concerns that he has about the recommended number of signs for Neighborhood Watch and placement of them. He will also discuss with the local police about visibility at round-a-bouts. Jim will relay the police department opinions of the signs and round-a-bouts along with a Neighborhood Watch power point presentation at the July quarterly meeting.

Old Business:

Bob continues to try to obtain bids for the repairs/replacement to the HOA owned fence.

Lori had filed with the District Attorney's office for the accident that caused damage to the HOA owned fence on Coulson. The driver was found guilty in court. The D.A.'s office recommended to now file on the driver's insurance.

Lori to call the lawn care co to remove the weeds that are along Coulson

Bob said the Sam is working researching better interest options for the Reserve bank account.

Website was temporarily down in June. Lori's IT person called the web host and it is now working.

Joan has the new subdivision signs now installed at the entrances on Coulson.

No action has been taken yet on doing Reserve Studies for the reserve accounts.

New Business:

The need for one more Board member will be asked for at the quarterly meeting.

Meeting location for the next two quarterly meetings will have to be at the Civic Center. All the rooms at the Rec Center are being used by D51 on the dates we needed.

Meeting adjourned at 8:50 pm.