

COMSTOCK ESTATES HOMEOWNERS ASSOCIATION QUARTERLY MEETING MINUTES – APRIL 11TH, 2018

In attendance were: Keith Schafer, President; Ed Ralston, Treasurer; and Robert Handford; Scott Mackay; Jim Jackson; Board Members. See the attached list for attending homeowners.

Keith Schafer introduced Fruita Police Officer Angel Grubbs. She reported on increasing break-ins of autos and homes in the Fruita Area. Security Service Company signs are apparently acting as a challenge to the perpetrators. Guns, money and other valuables are primary targets but almost anything may be taken. Angel advised locking autos, closing garage doors, leave outside lighting on and consider removing Security signs.

Keith Schafer called the meeting to order at 7:10 pm.

Ed Ralston addressed the Minutes of the January 10th, 2018 Annual Meeting. Each Owner received a copy of the minutes upon entry and upon questioning each had read the minutes. Ed noted that the Minutes accurately reflected the meeting however, one incongruent item was included. The Proposed Budget was not passed because of lack of a quorum however, the election of Board Members proceeded despite the lack of a quorum. This was noted in the February Board meeting. The two remaining Board members, Ed Ralston and Scott Mackay appointed as Board member the three persons “elected” unanimously at the January Annual Meeting. The three members are Keith Schafer and Jim Jackson, appointed to 3 years terms and Robert Handford appointed for a 1year term. The newly constituted Board then approved the 2018 Approved Budget. Upon motion and second the Minutes were approved as presented.

Ed Ralston then presented the Income Statement and Balance Sheet through March 31, 2018. It was noted that approximately \$3,800.00 of 2018 Annual Assessments remained outstanding. Of the \$3,900.00 outstanding Prior Year amount \$1,400.00 is in bankruptcy which is slowly being paid down. Expenses are tracking normally and with \$155,000.00 in the bank the HOA is very solvent.

Scott Mackay then addressed Irrigation Water start-up. No definite date has been set but should be soon. When the Board finds out signs will be posted. Homeowners should close their main valves as soon as possible to avoid system wide shut down at start-up. Mention was made that previously emails had been sent and signs posted on the group mail boxes explaining the need to shut the valves, and provide access to back yards, providing telephone #'s and email address in case of severe leakage. Scott also suggested that after the water is on the individual homeowner may want to delay opening their valve to limit the impact of early season mud.

Bob Handford reported initial contact with Precision Hydrovac and Jetting, our Irrigation Project contractor. At this point Bob is evaluating the appropriate ongoing maintenance of the system. Hydrovac suggested that one or two more access point may be required but had no suggestions as to ongoing maintenance.

Bob next reported his efforts on the Fence Maintenance project. He has inspected the outside of the fence and found only 2 support Pillars that needed repair. There did not appear to be leaning or tilting to any degree. He found about 20 feet of Fence which needs replacement and painting, but not wholesale replacement. Bob asked any homeowner whose yard backed on the fence to invite him to inspect the fence condition.

Jim Jackson reported that he had met with Cpl. Henderson of the Fruita Police about Neighborhood watch. He is fact gathering and should have suggestions in a couple of months.

Keith reported that the City is planning to replace the wooden pumphouse in "Pioneer" park with a concrete block pump house in the future. He also requested that if anyone had ideas on improving the park to let him know.

Questions from Owners:

Comstock Signs on Galena and Mica entrances:

In 2018 Budget for implementation after Fence Project as signs will be on Fences at entrances.

Weeds along Ottley from Comstock Drive to The Oaks:

Scott will contact contractor.

Weeds on Owner properties in Comstock Estates:

No letters to date; Code Enforcement will be notified to look for weeds and notify owners appropriately.

Landscaping (trees, bushes) overgrowing neighbor's property and/or sidewalks:

Code Enforcement depends on Owners to reports overgrown landscaping. Please send notice to the Property Manager (lwood@ggre.us) or to the Board (bod@comstockhoa.net). Indicating address and description. In the case of impingement on owner property the Board will act or if impingement on sidewalk the Board will interact with the City to resolve.

The meeting adjourned at 7:38 pm (to applause, no less).

Submitted by:

Ed Ralston, Acting Secretary