

Comstock Estates Home Owners Association

Meeting Minutes December 12, 2018

Keith Schaefer called the meeting to order at 7:08 pm at a board members home.

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

Minutes of the Nov 14, 2018 Monthly meeting were presented and were approved by the membership in attendance. Bob moved, Scott 2nd to approve the minutes as presented.

Financials were presented by Robert Handford. Questions were asked and answered. Jim made a motion to and Scott 2nd the motion to remove any dominimus amount from the accounts. A discussion took place regarding the Budget and changes were requested. The status of released and new liens was updated and discussed.

New Business:

BUDGET: Need to devise a new budget for 2019.

ANNUAL MAILING: A discussion took place as to what is to be included in the annual mailing package.

Old Business:

NEIGHBORHOOD WATCH: Jim went to the Neighborhood Watch training in Nov.

CITY PROSPECTOR PARK: City of Fruita will be installing a standard city park signage that will be installed in 2019 and for sure 2020.

IRRIGATION: Scott will work with the irrigation and sprinkler companies for new annual contracts.

FENCE: another discussion of the condition of the fence took place. A licensed general contractor has been found who will evaluate the fence – immediate repairs & its life expectancy.

ASSOCIATION SIGNAGE: Joan presented some examples of signs that could be installed at the 2 new locations - for Galena/Coulsen and Mica/Coulsen entrances to the subdivision that will attach to the fences. The board felt the bid was too high and Joan is going to revisit the designs.

ACC Committee: None

Landscaping: The current contracts were discussed.

Covenant Violation Enforcement: NO notices or fines were sent in Nov. A discussion took place regarding 3 homes that have shrubbery encroaching on the sidewalk. The city of Fruita Compliance will be contacted as the HOA has no jurisdiction over sidewalks.

Scott made a motion to adjourn the meeting and Bob 2nd it at 9:09.

Respectfully submitted, Lori Wood, HOA Manager, Acting as Scribe for Jim Jackson, Secretary.

Confidential to-do list.

Board positions that need to be addressed at the annual meeting:

President – fulfill Keith’s remaining 2 years.

Secretary - 2 more years (Jim was finishing Bonnie Handy’s last two years)

Treasurer - 3 years (Bob was finishing the last portion of Ed’s last year)

Discussion from the Dec meeting: The motion was made at Nov by Robert that the account is paid according to what was offered last month: \$100 + all attorney fees which is currently at \$224.25. If not paid within 30 days, the full account is owed + the attorneys fees. Jim 2nd the motion. Vote was unanimous & Lori will contact Brian the attorney to send letter to Wray. **Update:** The 30-day deadline as Dec 23. Wray paid \$150 on Jan 2, 2019 with the assumption that that was for the 2019 assessment, but it was not indicated. If it was for the outstanding 2018 offer, then it was not for the agreed upon amount of \$224.25. Collection policy indicates that any paid amounts are to be credited towards the oldest debits first and not the current year if there are outstanding amounts owed.

Robert will be working on a map of what has been done to the irrigation lines. i.e.: which lines has Precision Hydrovac jetted? Where are the new clean out points located?

Estimates for a foreclosure action against lien, game plans. Status of all liens.

Notes for fence inspection on Friday, Bob.

Turn signs for the meeting sign.

2 \$50 visa cards for drawing. Drawing gear.