

## Comstock Estates Home Owners Association

### Meeting Minutes February 13, 2019

Jim Jackson called the meeting to order at 7:07 pm at a board member's home.

Board members in attendance: Robert Handford, Treasurer; Jim Jackson, Secretary; and Joan Robinson Members at Large, and Lori Wood HOA Manager. Scott Mackey was ill. Keith Schaefer is unable to continue his duties and has submitted his resignation

**Minutes** of the Jan 9, 2019 Annual Monthly meeting were presented by Jim Jackson and were approved as corrected by the membership in attendance. Bob moved, Joan 2<sup>nd</sup> to approve the minutes as presented. All were in favor.

**Financials** were presented by Robert Handford. Questions were asked. Lori will return with answers. The contract for Deep Creek Lawn Care was discussed. Bob made a motion to accept the contract as presented and Jim 2<sup>nd</sup> all were in favor.

**BUDGET:** The 2019 Budget was discussed. Jim Jackson made a motion to approve, Joan Robinson 2<sup>nd</sup> the motion, all were in favor.

**ACC Committee:** One property was discussed and will be approved once all the final details are provided.

#### Old Business:

COVANT VIOLATION ENFORCEMENT: No violations were noted in January.

NEIGHBORHOOD WATCH: A Facebook page has been established at: Comstock Estates HOA. Please request an approval for membership. There will be a place for Neighborhood Watch on the new website which is currently being rebuilt. Updated signs were discussed. Bob Handford made a motion to purchase & install updated signs and Joan Robinson 2<sup>nd</sup> the motion. All were in favor. Jim Jackson is continuing to look for block captains.

FENCE: Another discussion of the condition of the fence took place. A licensed general contractor has been found who evaluated the fence. Not all needs to be replaced. This contractor gave an approx. cost of \$25,000.

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. Joan has one bid and is looking for more bids.

BANK ACCOUNTS: Changing banks for the Reserve Account to earn a higher rate was discussed.

HOA GOOGLE DRIVE & WEBSITE: Lori Wood updated all on additions to the Drive and the status of rebuilding the comstockhoa.net.

PARLEMTARIAN PROCEDURE: Jim Jackson discussed how proxy votes should be handled & what is in the Bylaws.

NEW OFFICERS: Due To the resignation of the current President, Jim Jackson nominated Bob Handford as President. The vote was unanimous. The position of Treasurer is being tabled this month.

Bob made a motion and Joan 2<sup>nd</sup> the motion to adjourn the meeting at 9:40.

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

**Confidential to-do list.**

Obtain 2 more fence bids - Bob.

Order new neighborhood Watch signs – Jim

Neighborhood watch info in end of Feb mailing – Jim & Lori

Get Parliamentary Procedure flow chart & updated contact list to all board members - Lori

Call Brian, attorney, about compliance of board positions and estimate of cost to foreclose & how it is accomplished – Lori

Check with new state law about budget approval/veto in updated state law – Lori

Check into either a state process or an available class for Reserve study – Lori

Devise a list of paid and current liens in the HOA – Lori

Website updated – Lori & Alex

Info on bank options with better interest rates – Bob

Solve the meeting room problem – Lori