

Comstock Estates Home Owners Association

Quarterly Meeting Minutes October 10, 2018

Keith Shafer called the meeting to order at 7:02pm at the Fruita Community Center.

Board members in attendance: Keith Shaefer, President; Robert Handford, Treasurer; Jim Jackson, Secretary; Scott Mackey and Joan Robinson Members at Large, and Marjory Carey represented the HOA Management. Introduction of new member Joan Robinson as Member-at-large. The change in Officers was discussed. Ed Ralston as Treasurer had submitted his resignation previously in the month. Robert Handford has agreed to take the position of Treasurer. Ed Ralston was thanked for his service to the board and the association.

Minutes of the Sept 12, 2018 Monthly meeting were presented and were approved by the membership in attendance.

Financials were presented by Robert Handford. Questions were asked and answered. The association is financially sound and unpaid assessments continue to be reduced.

New Business:

FENCE: The HOA portion of the fence has been inspected and are deemed in good repair.

LANDSCAPING: There was a discussion of the Aspen trees on Association owned property. The trees will be monitored, and any needed maintenance will be ordered. There was a discussion of removing a tree from one of the landscaped circles, but no decision was made.

Old Business:

IRRIGATION: There was an extensive discussion of the irrigation system including repairs that have been made and those that are in the planning stages. There was an irrigation main line that was leaking in the backyard of a homeowner and the leak is being fixed by Chuck's Sprinkler. Irrigation water will be shut off on 10/15/2018.

ASSOCIATION SIGNAGE: One of the fence signs will need to be smaller in order to fit on the planned fence. A homeowner mentioned that the planned location of the new sign does not have fencing that matches the rest of the Association fences.

ACC Committee: One homeowner properly petitioned and received the required permission to complete new xeriscaping type landscaping in the front yard.

Covenant Violation Enforcement: We have two volunteers that drive the subdivision about twice a month to inspect for violations. There was an explanation of the procedure to inspect and track violations along with any subsequent fines for non-compliance.

A homeowner noted that a vehicle has been parked on the street for quite some time. It was explained that the Board has no control over the streets and sidewalks and for any homeowner who has concerns to call the Fruita Code Enforcement office. A homeowner noted that there was a large truck parked in a driveway – the inspector will drive-by and send the HOA Mgr. a request for a courtesy Violation Notice is deemed in violation.

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