

Comstock Estates Homeowners Association

Quarterly Members Meeting – October 9, 2019

1. **Call to Order** – Robert Handford, President at 7 pm
2. **Reading & Approval of Minutes** - from last quarterly meeting – July 10, 2019 – Jim Jackson.
Motion to accept was made by Mary Ann Wilson made the motion to accept and Dan Clancey 2nd that.
3. **Reports from Officers and Committees:**
 - a) Treasurers Report – Sam presented with no questions. Robert discussed the insurance deposit noted in the financials and the lengthy time element that affected the fence repair on Coulson.
 - b) ACC Committee – Joan presented one approved ACC request for a backyard storage shed has been approved by the board. Another is in the process of submitting a request for an additional fence.

5. Unfinished Business:

- a) Sign info – Joan let everyone know that the HOA new sign at the corner of Coulson and Mica has been installed and matches the other Coulson sign. Questions regarding yard sale, construction, etc. signs on corners entering the subdivision.
- b) Neighborhood Watch – Jim talked to Fruita Police Department who said the subdivision is doing a very good job but keep your car doors locked. “99% of theft from cars is because cars are left unlocked.” Homeowners security cameras and *Ring* type doorbells are identifying the perpetrators. A home owner asked about how to find out if there is any ongoing crime in the area. Jim talked about calling the Mesa County Sheriff and have your name and phone (cell # is an option) to be added to the reverse call system for sensitive situations. Also, that if lose animals are running about, please call the non-emergent Fruita PD number – they are the animal control for Fruita.

6. New Business:

- a) New Board Communications Committee – Robert introduced the new committee: Becky Chestnut, Chair, plus Jim Jackson and Lori Wood.
- b) Fill the vacant board member-at-large position – Robert discussed the need for another member.
- c) Irrigation System: The HOA system will be turned off Saturday afternoon. A few clean outs have been flushed.
- d) The pump house has been painted by Jim. Thank you Jim.
- e) Robert discussed the value of the HOA. The main value is the irrigation system. Secondly to maintain the finances of the HOA. Thirdly, to enforce the covenants that will maintain the financial investment of the homeowners.

7. Owner questions & discussion: regarding the amount of trimming the vegetation on the round a-bouts. They have all been trimmed and one has been trimmed a second time. It was discussed that according to state highway and Fruita PD that the vegetation, statuary, etc. is meant to slow traffic. Home owners are encouraged to make a formal request for any more changes to the landscaping in the round a-bout. The issue of covenant violations & how complaints are handled. Home owners who are concerned about issues, they are encouraged to email Lori, the HOA mgr, the address and it will be dealt with appropriately. The board thanked by a home owners in attendance for their time

Notion to adjourn was made by Bonny Handy and Sam Russo 2nd that motion. Meeting was adjourned at 8:07 pm.

