

**Comstock Estates Home Owners Association**  
**Monthly Meeting Minutes**  
**September 12, 2018**

Meeting called to order at 7:08 by Keith Schaefer, President

Ed Ralston made motion to approve the minutes from Aug 11, the motion was seconded by Scott Mackey

**Reports from Officers and Committees**

**a) Treasurers Report**

- Reports were presented by Ed. First 2 penalty fees sent out to the same HO in Sep.
- Bills paid were discussed. More work done on the lateral on Silver Plume north of Pioneer which allows jetting further than previously, pipe size was also increased.
- Budget status shows approx. \$40,000 left in expenses unused. Assoc is in very good shape. Money is available for the fence repairs.
- It was approved to pay the bookkeeper for the extra hours to make changes as requested by the Treasurer.
- Ed Ralston resigned as Treasurer and offered to take the Secretary position. Robert Handford made a motion to accept Ed's resignation as Treasurer and assume the Secretary position. Jim Jackson will step down as Secretary. Scott seconded the motion. Lori Wood, HOA Mgr., will temporarily present the financials until a new Treasurer is found.

**b) Architectural Compliance Committee**

- Robert discussed that a home owner that requested a front landscape redesigned. The board approved it as presented.

**c) Covenant violations/Code Enforcement**

- The new Covenant Policy & Procedure was discussed, and changes requested.
- Status of a few situations were discussed – including one home that has not received lawn maintenance all summer.
- The issue of barking dogs was discussed. The board would like that the home owners contact the city police handle those situations.
- One of the covenant inspectors requested a list of rentals.
- Lori to make sure the FAQ sheets are included with the violation letters.

**New Business**

- The need for a new Treasurer was discussed and board members will be looking for a volunteer(s).
- The question was asked if there is an item about barking dogs in the FAQ sheet. Lori will review & include a direction for barking dogs and other pet issues.

**Old Business**

- Keith discussed the fence issue and the need for repair. At this point Keith hasn't been able to find a professional to inspect the repair requirements or a company to do the work. The BOD is looking for a qualified person who could inspect the fence and let them know what needs to be done.
- A discussion of new signs for Galena & Mica entrances. Keith said further research is needed for prices.
- Jim Jackson discussed that the Neighborhood Watch Program which has not made any progress

Keith Shaefer adjourned the meeting at 9:15.