

Comstock Estates Homeowners Association

Board of Directors Meeting – July 8, 2020

1. **Call to Order** – Robert Handford, President at 7:10 pm. Those in attendance were Robert Handford, President; Jim Jackson, Secretary; Sam Russo, Treasurer; Joan Robinson Members-at-large; and Lori Wood, HOA Mgr. Andrea Withrow, member-at-large was not in attendance.
2. **Reading & Approval of Minutes** - from last Board Meeting on June 10, 2020 were presented by Jim Jackson.
 - a. Motion to accept as amended was made by Sam and Joan 2nd the motion.
3. **Reports from Officers and Committees**
 - a. Treasurers Report – Sam presented the reports. Phone calls will be made to the outstanding accounts.
 - b. ACC Committee – Joan stated that two ACC requests were approved in June. She has received compliments on how quickly and responsive the Board has been approving the requests.
 - c. Neighborhood Watch –Speed sensors are on Comstock were placed by Fruita City Engineers Dept.
4. **Unfinished Business:**
 - a. Website is still missing some documents.
 - b. Lawn care is now being routinely handled by a professional lawn care company at problem property. The board discussed how to deal with the house in the future.
 - c. Two other homes were discussed for reoccurring covenant violations and Lori will send another round of notices and contact the property managers of both homes.
5. **New Business:**
 - a. It was discussed that Bob will visit with the HOA attorney on how to handle a possible foreclosure for a property whose owner is non-responsive and not maintaining the landscaping.
 - b. The drainage pond area needs of new mulch. Lori will call Deep Creek to discuss options.

Motion to adjourn was made by Jim and Sam 2nd that motion. Meeting was adjourned at 8:45 pm.