

# Comstock Estates Homeowners Association

## Board of Directors Meeting – August 10, 2020

1. **Call to Order** – Robert Handford, President at 7:05 pm. Those in attendance were Robert Handford, President; Sam Russo, Treasurer; Joan Robinson and Andrea Withrow, members-at-large and Lori Wood, HOA Mgr. Jim Jackson, Secretary was absent.
2. **Reading & Approval of Minutes** - from last Board Meeting on July 8, 2020 were presented by Lori Wood.
  - a. Motion to accept as amended was made by Sam and Joan 2<sup>nd</sup> the motion.
3. **Reports from Officers and Committees**
  - a. Treasurers Report – Sam presented the reports. Lori gave an update on the results of phone calls made to the outstanding accounts.
  - b. ACC Committee – Joan received and had one approved ACC requests for the last month.
  - c. Neighborhood Watch – No report.
4. **Unfinished Business:**
  - a. Bob had visited with the HOA attorney regarding foreclosing on a chronic, problem home. It was voted on that the HOA will pursue foreclosure.
  - b. Problems with homes that have reoccurring covenant violations were discussed. Lori will send a letter to a chronic problem home that they are expected to follow the covenants and not try to skirt the rules. Lori talked to the property manager for one of the homes. That property manager promised to keep a better eye on issues and said she will drop by the neighbors of the subject home and invite them to call her directly is any issues arise.
  - c. The topic of web-pay being made available on the HOA website was discussed. The board asked Lori to obtain an answer to the set-up costs.
  - d. The landscaping refurbishment for the drainage pond area was discussed. Sam will work with Deep Creek to have some of the degraded mulch replaced with a more permeant rock.
  - e. Lori explained some miscellaneous bank charges and that the checking account being changed to a different plan that better reflects the usage of the HOA. This will reduce misc. bank charges.
5. **New Business:**

No new business was discussed during this meeting.

Motion to adjourn was made by Andrea and Sam 2<sup>nd</sup> that motion. Meeting was adjourned at 8:35 pm.