

# Comstock Estates Homeowners Association

## Board of Directors Meeting Minutes – Nov. 14, 2020

1. **Call to Order** – Robert Handford, President at 7:08pm. The meeting took place via Zoom. Those in attendance were Robert Handford, President; Jim Jackson, Secretary; Sam Russo, Treasurer; Joan Robinson and Andrea Withrow, members-at-large; Lori Wood, HOA Mgr.
2. **Reading & Approval of Minutes** - from last Board Meeting on Oct 14, 2020 were presented by Jim Jackson. Questions were asked and clarified. Requests for additions were made and Lori shall make those additions. Motion to accept will be delayed until the additions are made.
3. **Reports from Officers and Committees**
  - a. Treasurers Report – Sam presented the reports. Lori explained the reason for being over budget in Irrigation shares on the September Profit and Loss. Elmwood Lateral went through a management change and the HOA did not receive the 2019 invoice. Lori paid 2019 and 2020 at the same time in Sep. causing the overage.
  - b. ACC Committee – Joan received three ACC requests for the last month. One for changing the roofing material on backyard pergola. The 2<sup>nd</sup> request was for a 20 foot flag pole. The 3<sup>rd</sup> for a storage shed that will be painted to match the owner's house.
  - c. Neighborhood Watch – Jim reported no new activity.

### Unfinished Business:

- a. Robert updated the board on the status of the foreclosure on 556 Mica. It is the board's hopes that the homeowner will cure the situation prior to the foreclosure being finalized.
- b. Robert updated the board on the process of amending the C,C&Rs after speaking with the Association Attorney. To clarify: it will take 67% of the 312 home owners to vote YES to approve any amendment. This needs to be an in-person vote. Any owners who can not be contacted or refuse to respond are considered an NO vote.
- c. It was discussed that due to the Election not being finalized and legally certified that the 7 days after Election Day could not be set. Research will be made with the Colo. State Department of Regulatory Agency's office for HOAs and the Colorado Realtor Legal Hotline on how to define the term Election Day in reference to how long political signs can be displayed.

Motion to adjourn was made by Jim and Joan 2<sup>nd</sup> that motion. Meeting was adjourned at 8:42 pm.