

Comstock Estates Homeowners Association

Quarterly Membership Meeting Minutes – Oct, 14, 2020

1. **Call to Order** – Robert Handford, President at 5:30pm. The meeting took place at the Fruita Community Center. 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. and nine member/homeowners (reduced room occupancy limit to comply with Covid.) There was an additional 10 home owners in attendance via Zoom.
2. **Reading & Approval of Minutes** - from last Board Meeting on Sep 9, 2020 were presented by Jim Jackson. NOTE: there were no Quarterly Membership meetings in April and July due to Covid. Questions were asked and clarified. Motion to accept was made by Joan and Randy Squires 2nd the motion.
3. **Reports from Officers and Committees**
 - a. Treasurers Report – Sam presented the reports. A discussion regarding being over budget on the Irrigation costs and Lori will investigate.
 - b. ACC Committee – Joan received no new ACC requests for the last month.
 - c. Neighborhood Watch – Jim reported that there was a car theft and one car break-in. Arrests have been made. Any Home Owners who has any such type problems are encouraged to contact Fruita PD. Outside light left on overnight is encouraged.
 - d. Robert presented the board projects that have been accomplished in 2020: Two new entry signs along Coulson, New webpage, web host and notification system that is operated through the website, New option to pay the 2021 Annual Assessments on the website is being worked on. Signed-up to receive notification emails through the website.
 - e. Notification System now has many homes signed up to receive notification emails thru website system. 129 homes have not signed up yet. Three homes do not have email addresses. It was requested that if any home owners have not yet signed up for the service to please contact Lori Wood, the HOA mgr.
4. **Unfinished Business:**
 - a. 556 Mica lawn mitigation and status was presented by Robert. The Board is pursuing a foreclosure.
5. **Open Forum:** the discussion was opened up to the home owners and four spoke.
 - a. Joan Kimble asked if building a new fence made of Trex brand material is acceptable per C,C,& Rs. Since she had since decided not to build the fence with this product, the board made no specific decision regarding this.
 - b. Mary Brewer Poe was asked by another home owner to present a concern about a flag that contains an offensive word on Placer Drive. Several home owners have mentioned that it is in poor taste. The Board will look into it.
 - c. Jon Lafonte presented a request to change the C,C&Rs to allow for work trailers and other type of RVs to be parked in the gravel areas next to the driveways and in front of the fence.
 - d. Andrew Yates also made the same request for changing the C,C&Rs. He also talked about the process of monitoring covenant violations and that he opened a dialog about a situation where a misunderstanding occurred.
 - e. Robert Handford explained the process of how to amend the C,C&Rs. And also said he would seek the advice of the Assoc. Attorney on the specifics of amending the C,C&R.s.

Motion to adjourn was made by Joan and Randy Squires 2nd that motion. Meeting was adjourned at 6:35 pm.