

Comstock Estates Homeowners Association

Board of Directors Meeting Minutes – Dec. 2, 2020

1. **Call To Order** - Jim Jackson, Secretary, called the meeting to order at at 6:04 pm. The meeting was held via ZOOM. Those in attendance were Jim Jackson, Secretary; Sam Russo, Treasurer; Joan Robinson and Andrea Withrow, Members-at-Large; and Lori Wood, HOA Mgr. Robert Handford, President was not in attendance.
2. **Minutes of last meeting** – Jim presented the minutes from the Nov. 14, 2020 board meeting. Joan Robinson, Member-at-large, made a motion to approve them as presented and Andrea Withrow, Member-at-large, 2nd that motion. The edited minutes of the Oct. 14, 2020 minutes were presented for final approval. Sam Russo, Treasurer, made the motion to approve the edited version and Andrea 2nd that motion.
3. **Reports from Officers and Committees**
 - a. Treasurer’s Report – Sam presented the financials for the month of Nov. Questions for clarifications were made and answered. No changes were requested.
 - b. ACC Committee – Joan received one request in the month of Nov. which was approved for a roofing material replacement on a backyard pergola.
 - c. Neighborhood Watch – Jim said there was no report of any activity to give.
4. **Unfinished Business**
 - a. Status of 556 Mica. The board was updated by Lori Wood, HOA Mgr. The HOA attorney for the foreclosure is in the process of attempting to &/or give notice to the home owner with the intention of collecting the outstanding amount and agree to follow the C,C&Rs.
 - b. Website payments. Update on the web-pay system on the website was given by Lori who said that the webmaster should have it setup in time to accept the 2021 payments. For those who do not have the info for that – go to www.comstockhoa.net, then to the tab titled PAYMENTS and follow the directions posted. There is a service fee added to the annual amount for those wishing to use the service.
 - c. Political Signs and flags with subjective language. There was a discussion on how to address flags or signs with names of candidates or ballot issues. The board agreed to send out an email announcement at the end of the month.
5. **New Business**
 - a. The Resignation of Robert Handford as President. Prior to the meeting, Robert Handford had presented the Board with his resignation. Sam made the motion to accept the resignation and Joan 2nd that motion. Jim Jackson offered to act as President Pro-Tempore until the Annual meeting was held and a new President could be elected.
 - b. Annual Mailing and Board Letter. Due to the email announcement system and new entry street signs being so effective, it was decided that printing a board letter was not needed. Annual Mailing will include the Invoice and the Proposed budget.
 - c. Annual Meeting. It will be held in the Fruita Community Center if meetings are allowed. Lori will check with the Center. If not, the HOA will hold a Zoom meeting. Emailed invitations will be sent.
 - d. Two Neighboring Subdivisions. They have presented the possibility of being absorbed/added to Comstock Estates HOA. The board members decided that much more research needed to be done before the other HOA’s can be answered.

Motion to adjourn was made by Andrea and Joan 2nd that motion. Meeting was adjourned at 7:40pm.