

# Comstock Estates Homeowners Association

## Annual Members Meeting – Jan 13, 2021

**Call to Order** – Jim Jackson, President-pro-tempore called the Zoom meeting to order at 7:05pm. Those Board Members in attendance were Jim Jackson, President -pro-tempore; Sam Russo, Treasurer; Joan Robinson and Andrea Withrow, members-at-large; Lori Wood, HOA Mgr.

**Reading & Approval of Minutes** – The minutes from the last Annual Meeting on Jan. 8, 2020 were presented by Jim Jackson. Joan Robinson made the motion to accept the minutes as presented and Andrea Withrow 2<sup>nd</sup> that motion.

### 1. Reports from Officers and Committees -

#### President's Report –

- Jim announced that Robert Handford had submitted his resignation letter and the Board had voted to accept the resignation at the Nov. Board meeting. Robert was thanked for his years of service to the Association. Jim was approved as President-pro-tempore for the time until an Election could take place at the Feb Board Meeting.
- Sam said a request for bid has been sent out for the dry pond area at the entrance of the Subdivision on Comstock and Ottley. The plan is to have the bare spots of mulch replaced with rock.
- Fruita City is in the process of removing benches that were deteriorating. More picnic tables will be added.
- Snow contractor will be contacted to remove snow along 17 Rd from Ottley to Mica, along Ottley from 17 Rd. to the Oaks, on the west side of the dry pond. A board member(s) will be responsible for calling the snow removal company as needs arise.

#### Treasurers Report –

- Year-end Financial reports for 2020 were presented by Sam. Questions were asked and answered. All felt the Association was in good shape and Sam thanked Lori for reducing the outstanding receivables.
- 2021 Budget was presented by Sam. Lori reported that the lot for the park should not be added to the total count as it is owned by the city who does not pay annual assessments. This means the total annual assessments needs to be reduced to \$46,650 from the \$46,800 that has been on the budgets in prior years. The members had a few questions that were clarified. Joan made a motion to approve the budget as presented as corrected and Andrea 2<sup>nd</sup> that motion. The membership vote was unanimous to accept the budget.
- Annual Assessments - The website has been updated to accept annual assessment payments. Payments can be made by using a credit/debit card or PayPal. There is a convenience fee (service charge.) Thanks were given to Sam & Lori for their work on this project. For those homeowners who are experiencing financial insecurity, Payment Plans are available. The Payment Plan form can be submitted to Lori or a board member. It can be found on the website under Governance or contact Lori & she will email or mail to you.

**ACC Committee** – Joan received one ACC request for the last month for replacing an existing fence.

**Covenant Violations & Enforcement** – Lori reported that she sent out 29 courtesy letters in 2020 and no violation fines.

- Political signs & Flags - In response to owner's concerns regarding political signs and flags, Sam let all know that a notice will go out to remove political signs. Political, personal belief **flags** fall under freedom of speech and will not be mandated to be removed. Jim, Andrea and Sam have spent considerable time researching this issue as well as consulting with the Assoc Attorney. A short discussion took place.

**Neighborhood Watch** – Jim reported that 2 arrests in Fruita had been broken into – none were in Comstock.

**Update on 556 Mica** – Lori reported that the Assoc. Attorney is working through the owner notification process of the foreclosure. Lori reminded everyone that the goal of the foreclosure is to enforce the maintenance of the home and not necessarily to gain ownership. All costs incurred in the foreclosure & ongoing costs to maintain the lawn will be added to the owners account and will be paid through the foreclosure.

### 2. Unfinished Business and Open Discussion

- **Website Notification system** – We now have 188 owners who have subscribed to the notification system. There are 123 that have not subscribed (some do not have emails.) If anyone wants to receive notifications via emails, please go [www.comstockhoa.net](http://www.comstockhoa.net) and hit Subscribe which is found under the Announcement tab. *NOTE: if you do not see a photograph of the National Monument, you are not on the correct website.*

3. **Election of Board Officers** – The board needs a 5<sup>th</sup> member. Jim asked for volunteers. Twila Weiszbrod volunteered. Jim asked for any nominations and Joan nominated Mike Perry. At that point, Twila deferred to Mike. Cynthia Reed moved to cease nominations and Jim asked for a motion to vote on Mike Perry as the new board member. Cindy moved to accept the nomination and Mike Paul 2<sup>nd</sup> the nomination. The vote was unanimous.

**Motion** to adjourn was made by Mike Perry and Mike Paul 2<sup>nd</sup> that motion. Meeting was adjourned at 8:06 pm.

As is custom with Annual Meetings, a drawing for two \$50 gift cards was held. Arlene Jackson, using an online program, drew the names of Mike Perry and Mike Paul as recipients. Lori Wood will mail the cards to them.