

Comstock Estate Home Owners Association

Board of Directors Meeting Minutes Feb 10, 2021

1. Call to Order was made by Jim Jackson, President Pro-tempore at 7:01pm
2. Minutes of Last Annual Membership Meeting on January 13, 2021 and the Board Meeting on Dec. 2, 2021 were read by Jim as Secretary for the 2020 year. The Annual Meeting minutes were approved as read and the Dec 2, Board Meeting minutes were approved as corrected.
3. Reports from Officers and Committees:
 - a. The Treasurer Report was presented by Sam Russo, Treasurer. Lori Wood, HOA Mgr, answered questions.
 - i. The February web-pay procedure was discussed. Sam will enable the system to accept payments in February with the late fee of \$25 plus the service fee added to the allowable amount to pay. After the end of February, the web-pay will be disabled and those choosing to pay after that date must call Lori to get a correct amount to pay as interest starts to accrue upon Feb, 28th.
 - ii. Sam presented the option to transfer the 2020 carryover amount to Money Market and to allocation to Reserve Funds. It was decided that \$20,000 be transferred with \$10,000 going to each for the Irrigation and Fence Reserve Funds. Since the 2021 Budget has already been presented to the membership at the Annual Meeting in January, these transfers will show on monthly financials, but not the 2021 Budget.
 - iii. Lori gave updates to the outstanding accounts receivables.
 - b. ACC Committee – Joan Robinson told of no Archetectural requests made in the last month.
 - c. Neighborhood Watch – Jim told of no police activity in Comstock on the last month and that the Fruita PD is now fully staffed along. Fruita has also received new funding for a new position.
4. Unfinished Business:
 - a. 556 Mica status – Lori gave an update to the situation on 556 Mica Dr. The HOA attorney is now negotiating with the family to cure the foreclosure. Jim asked Lori to talk to the attorney regarding the expected time frame in the event that the HOA needs to maintain the yard for the 2021 season.
 - b. Bill-pay on website – Lori gave an update on the use of the web-pay system.
 - c. Bids on Dry Pond landscaping – Sam has not received any returned bids. Lori will give Sam and Jim a few other names to consider.
5. New Business
 - a. Annual Meeting review/zoom – a few of the requested “invites” to participate in the Annual meeting were not received by the home owner. It was discovered that many of the “invites” went to the home owners email Spam file. Using Zoom went well otherwise and was liked better than the camera at a live meeting in October.
 - b. Covenant Violations – It was discussed that a drive thru the subdivision was needed as trash cans, holiday decorations, trailers, and yard signs are getting noticeable again.
 - c. The board had a discussion about Welcome Baskets for the new home owners to the subdivision. Andrea Withrow suggested that the “basket” contain coupons or swag from area businesses and specifically businesses owned by home owners. Andrea will write up an “Ask” dialog to be posted on the website and emailed out to those on the notification list. Lori suggested that the basket also contain a copy of the Frequently Asked Questions and maybe a copy of the ACC approval form.
6. Election of Board Officers: was held by the board members. Note: the home owners voted in new members and the Board votes for who is to take each position. Mike Perry nominated Jim Jackson to be the President and Joan 2nd the position. This year is to finish the remaining 1 year of President from the previous term. Jim agreed to accept the position of President which left the Secretary position open. Sam nominated Andrea for Secretary and Joan 2nd the nomination. Andrea accepted the position. Sam will continue as Treasurer with 1-year remaining on his term. Joan, with 1-year remaining on her term, and new Board member Mike Perry will act as Members-at-large.

Motion to adjourn was made by Joan and Sam 2nd the motion. Jim called the meeting adjourned at 8:31pm.