

Comstock Estates Home Owners Association

Quarterly Membership Meeting Minutes for April 14, 2021

1. Call to Order was made by Jim Jackson, President at 7:03. Those in attendance were, Jim Jackson, President; Sam Russo, Treasurer; Andrea Withrow, Secretary; Joan Robinson and Mike Perry as Members-at-Large; and Lori Wood, HOA Mgr. The meeting was held via Zoom and was attended by 15 owners/couples.
2. Minutes of the last meeting for March 16, 2021 were read by Andrea and were approved by the Board as presented. Mike motioned to approve and Joan 2nd that motion.
3. Reports from Officers and Committees
 - a. Treasurer's Report: Sam went over the financials and questions were clarified. Questions were asked and answered.
 - b. ACC Approvals: Joan received 2 ACC requests in the last month for new exterior paint change to light tan and 2nd one was for new black gutters to match new black windows.
 - c. Neighborhood Watch: Jim reminded the best way to keep your vehicles safe is to keep them locked if not inside the garage.
4. Unfinished Business
 - a. Status of 556 Mica Dr. Lori presented that she had spoken with the HOA attorney that he is waiting for the Trust, owner the property, to prepare the property for sale. Cindy Reed asked about the fire hazard of the property – especially in the back yard. Options were discussed.
 - b. Covenant Violations. The Board drove around and there is only 1 house with Christmas lights and 2 trailers are currently parked in the open. The board will re-check those in a few days to see if corrected before Violation letters are sent out.
 - c. Dry Pond Landscape. Sam reported that since the bid requests for refurbishing the landscaping have not been received yet, he is pursuing different contractors.
5. New Business
 - a. Irrigation water. It is scheduled to be turned on Saturday April 17th. Employees from Chuck's Sprinkler will be in the subdivision for the day to help owners if they have issues. If a problem arises with your system, calls for help can be made to Lori at 970-234-5674 and she will send someone. **Reminder:** if the problem is on the HOA side of the valve – it is the HOA's responsibility. If the problem is on the Owners side, it is the owner's responsibility.
 - b. Welcome Packages. Jim will call Fruita Chamber of Commerce about ideas for local service provider info for the Welcome bags. Kathy Anderson will donate bags to put the information in.
 - c. There was an open discussion about signs and flags with subjective language. The discussion will continue at the next Quarterly membership meeting on July 14th.

Jane Mammel, homeowner, made a motion to adjourn and Joan 2nd that motion. Jim adjourned the meeting at 8:14