

Comstock Estates Home Owners Association

Board Meeting Minutes for May 12, 2021

1. Call to Order was made by Jim Jackson, President at 7:09. Those in attendance were, Jim Jackson, President; Sam Russo, Treasurer; Andrea Withrow, Secretary; Joan Robinson and Mike Perry as Member-at-Large; and via Zoom, Lori Wood, HOA Mgr.
2. Minutes of the last meeting for April 14, 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.
 - b. ACC Approvals: Joan received 4 ACC requests in the last month for roof shingle replacement in a brownish shade, exterior paint to light and dark gray, exterior paint for two shades of tan, and for a fence replacement.
 - c. Neighborhood Watch: Jim timed drivers on Comstock to estimate the number of speeders. Only 1 out of 25 are speeding on Comstock Dr.
4. Unfinished Business
 - a. Status of 556 Mica Drive: Lori presented that she had spoken with the HOA attorney that the case is still in extension with the courts. A discussion took place about scraping the yard and replacing with gravel due to the yard being in such an unsightly condition. Sam will talk to a few landscapers. Lori will call the HOA attorney to check if it will cause any issues for the case.
 - b. Covenant Violations: Jim has been driving around and stopping to talk to home owners directly for any covenant violations. He feels that this is effective and does not see the need for covenant violation letters to be sent out at this time.
 - c. Dry Pond Landscape: Sam reported no update as it is hard to get landscapers at this time of year.
5. New Business
 - a. Irrigation water: Jim and Sam presented that there were only a few issues when turning on the system. Two clean out points were jetted. There seems to be no pattern as to where the mud build-up occurs. Jim will start to work on a map to track the locations of build-up causing home owners issues.
 - b. Welcome Packages: No update. Lori will contact the HOA attorney for legal liability concerns with handing out donated coupons and gift certificates in the package.
 - c. National Night Out: the board is planning to hold it on August 3rd in Prospectors Park. Andrea is to reserve Enstom's Ice Cream truck, Jim to ask Fruita PD if they will send a police representative. Lori will check with the Two Rivers Wildfire Coalition to send a representative. Mike will check with a home owner who has a band to see if he would like to provide music.

Mike, made a motion to adjourn and Andrea 2nd that motion. Jim adjourned the meeting at 8:32