

# Comstock Estates Home Owners Association

## Board Meeting Minutes for March 16, 2021

1. Call to Order was made by Jim Jackson, President at 7:05. 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.
2. Minutes of the last meeting for Feb 10, 2021 were read by Andrea and were approved by the board as presented. Mike motioned to approve and Joan 2<sup>nd</sup> that motion.
3. Reports from Officers and Committees
  - a. Treasurer's Report: Sam went over the financials and questions were clarified. The \$20,000 from the Operating account was moved to the Reserve funds with the Fence and the Irrigation Project being credited \$10,000 each.
    - i. Lori went over outstanding accounts and will start calling those homeowners who have not paid yet.
  - b. ACC Approvals: Joan relayed that no ACC requests were submitted since the Feb meeting.
  - c. Neighborhood Watch: Jim had no report for this month as far as he was aware, there were no police reports in Comstock in the last 30 days.
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, that owns the property, to prepare the property for sale.
  - b. Covenant Violations. The board noted that there were Christmas lights still up among a few other issues. A 2<sup>nd</sup> drive-around will take place to verify that the violations were still in place.
  - c. Dry Pond Landscape. Sam reported that the bid requests for refurbishing the landscaping have not been received yet.
5. New Business
  - a. April Quarterly Meeting. Since there are still concerns regarding the pandemic, the board decided to continue with Zoom meetings. The next meeting will be on April 14<sup>th</sup> at 7 pm. Notification will be sent out through the website system and owners are to respond requesting the Zoom Invite. Jim will send out the invites. Please check your spam folders if your invite does not arrive.
  - b. Irrigation water. It is scheduled to be turned on Saturday April 17<sup>th</sup>. Employees from Chuck's Sprinkler will be in the subdivision for the day to help owners if they have issues. Calls for help can be made to Lori at 970-234-5674 and she will have someone come to help. Remember: 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.
  - c. Contract Approvals. The contracts for Deep Creek and Chuck's Sprinkler were reviewed. Joan made a motion to approve the Deep Creek contract and Andrea 2<sup>nd</sup> that motion. Andrea made a motion to approve the Chuck's Sprinkler contract and Sam 2<sup>nd</sup> that.
  - d. Welcome Packages. Andrea asked that the discussion be brought up at the Quarterly Meeting in April. Welcome packages are for new home owners that would contain items such as the Frequently Asked Questions sheet along with coupons for local businesses.

Andrea made a motion to adjourn and Mike 2<sup>nd</sup> that motion. Jim adjourned the meeting at 8:19