

Comstock Estates Home Owners Association

Board Meeting Minutes for June 9, 2021

1. Call to Order was made by Jim Jackson, President at 7:17. Those in attendance were, Jim Jackson, President; Sam Russo, Treasurer; Joan Robinson as Member-at-Large; and via Zoom, Lori Wood, HOA Mgr. Andrea Withrow, Secretary was absent.
2. Minutes of the last meeting for May 12, 2021 were read by Lori and were approved by the Board as presented. Sam 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. Outstanding accounts list is getting much smaller.
 - b. ACC Approvals: Joan received 1 ACC requests in the last month for a fence replacement.
 - c. Neighborhood Watch: No report.
4. Unfinished Business
 - a. Status of 556 Mica Drive: Lori presented that she had spoken with the HOA attorney that the court had approved a public notice to the owners of the property and advised not to scrape and gravel the front yard.
 - b. Covenant Violations: Fruita PD talked to the owners who had a parked Ryder truck and the city accordances regarding longterm parking on the street.
 - c. Dry Pond Landscape: Sam has obtained 1 bid from a landscapers but 2 more are needed.
 - d. Welcome Packages: Lori contacted the HOA attorney who said there should be no legal liability concerns with handing out donated coupons and gift certificates in the package and he encouraged the idea. Items to put in the package still need to be obtained. the board would like local items and business owners.
 - e. National Night Out: On August 3rd in Prospectors Park from 6:30 to 8:30. Enstrom's Ice Cream truck, Fruita PD & Two Rivers Wildfire Coalition will be present to discuss safety and fire preparedness. Home Owners are encouraged to bring any games that they would like. The event is free to the Owners.
5. New Business
 - a. Irrigation water: Jim and Sam checked out a sinkhole that appeared at the perimeter of the neighborhood and if another new clean out is needed.
 - b. HOA website: Increased level of security was added to the site.
 - c. Replacement of Member at large: Options were considered and it was decided to send out a announcement thru the HOA email system to the Owners for any volunteers.

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