

Comstock Estates Home Owners Association

Quarterly Membership Meeting Minutes for Oct 13, 2021

1. Call to Order was made by Sam Russo, Treasurer at 6:43. Those in attendance were Sam Russo, Treasurer; Joan Robinson, Member-at-Large. Attending via Zoom were Lori Wood, HOA Mgr.; Homeowners Kali Sacharski, Jenny Casad, Sheryl Slocum, Micheal Paul, Steve & Pam Bourdette, and Becky Chestnut. Jim Jackson, President; Andrea Withrow, Secretary were absent.
2. Minutes of the last quarterly meeting for July 14, 2021 were read by all in silence and were approved by the Board as presented. Mike motioned to approve and Becky 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 continues to get smaller. Regarding the Reserve accounts: the CD has come due and the amount will be moved to the Money Market account until a CD with good rates can be found.
 - b. ACC Approvals: Joan received 2 ACC requests in the last month for a fence replacement and an exterior paint change.
 - c. Neighborhood Watch: No report.
4. Unfinished Business
 - a. Dry Pond Re-Landscape: Sam has obtained 1 bid from a landscapers. Since 2 are needed, Lori will help with find 2 more service providers.
 - b. It has been discovered that there was double service on the landscaping contract and the irrigation contract. Both were blowing out the sprinkler system. Lori to call The Landscape contractor to cancel that service and get a refund.
 - c. Sam has written and the Board has approved a Sprinkler system shut down and start-up procedure that will be sent out to all home owners on the email notification system and also post it on the website.
 - d. Lori and Sam to work on Bid Requests forms for requesting new bids for the landscaping maintenance contract. The board discussed alternating the years they send out requests for new bids with the intent that this year they review bids and approve a new contract for the landscaping maintenance for the 2022 year. This is a separate project from the re-landscaping of the dry pond.
5. New Business
 - a. Appointment of Member at large: The board appointed Kali Sacharski as the replacement for member-at-large position.

Joan, made a motion to adjourn and Mike 2nd that motion. Sam adjourned the meeting at 7:07