

Comstock Estates Home Owners Association

Quarterly Meeting Minutes for July 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 as Member-at-Large; and Lori Wood, HOA Mgr. Six homeowners were in attendance personally and others via Zoom.
2. Minutes of the last quarterly meeting for April 14, 2021 were read by Lori and were approved by the Board with one wording change. Joan motioned to approve and Mike Paul 2nd that motion.
3. Reports from Officers and Committees
 - a. Treasurer's Report: Sam went over the financials and questions were clarified. A discussion took place about the Certificate of Deposit coming due and possibility of moving it and the money market to a bank with better interest. Bank of the West interest rate has dropped. Lori talked about the outstanding accounts list is down to 14 unpaid accounts. Accounts over \$250.00 will be sent to attorney for Intent to Liens letters to be sent. Past Due letters have been sent. Three liens are in place for the larger amounts.
 - b. ACC Approvals: Joan received 4 ACC requests in the last month for a flag pole install, new roof, cement slab in front of fence by driveway, and to alter current landscaping in order to make room for a new fence.
 - An owner asked if they needed approval for a cement slab in htier backyard and answer was no.
 - Discussion took place about some sheds not being on the correct setbacks and the 8 foot height restriction.
 - c. Neighborhood Watch: Jim called FPD & there was only 1 report for service on Aspen St. No calls in Comstock Estates. FPD is still patrolling. Jim talked about current scams about asking for gift cards going around and to report any suspicious activity. If anyone has any concerns about a situation, they are welcome to call Jim to visit about it.
4. Unfinished Business
 - a. Status of 556 Mica Drive: Lori reported that the HOA attorney has been given approval for giving notice via publicly post.
 - b. Dry Pond Landscape: Sam is still trying to get bids from 3 landscapers. All contractors are busy. Jim asked that pictures are taken of the progress for the website.
 - c. 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. The event is free to the Owners.
5. New Business
 - a. New Colorado Laws for HOAs: There are several new laws that include record keeping, landscaping, also flags and signs. See HB2H310.
 - b. HOA website: Now has 225 subscribers getting the email blasts which equates to 184 homes.
 - c. Replacement of Member at large: the board is still looking for a volunteer for the open member-at-large postion.
 - d. Next Quarterly Meeting will be: Oct 13, 2021. The meetings will continue to have a Zoom meeting option.

Cindy Reed, made a motion to adjourn and Rick Minor 2nd that motion. Jim adjourned the meeting at 8:32