

Comstock Estates Home Owners Association

Annual Meeting Minutes for Jan 12, 2022

1. Coll to order was made by Jim Jackson, President at 7:04 pm. Those in attendance were Jim Jackson, President; Sam Russo, Treasurer; Joan Robinson and Kali Sacharski as members-at-large; Lori Wood, HOA Mgr.; Andrea Withrow, Secretary attended via Zoom. Home Owners attended both in person and via Zoom. Meeting was held at the Fruita Rec Center.
2. Minutes of the last Annual Membership meeting for Jan. 13, 2021 and Quarterly Membership meeting for Dec. 8, 2021 were presented by Jim. Bob Handford motioned to approve the minutes as presented and Janice Harshman 2nd that motion. It was discussed to have the draft minutes posted on the website within 2 weeks from a meeting so that attendees could request edits prior to the board meeting approving the minutes at the February meeting.
3. Reports from officers and committees.
 - a. President's Report: Jim discussed the continued work towards getting the dry pond refurbished and that the Nation Night Out in Aug. was a success with at least 127 attendees. All enjoyed Enstrom's ice cream, yard games, visiting with their neighbors and the board. It was the only event that was held in Fruita. Bob Handford asked about the cost incurred in the sale of 556 Mica. Jim explained the process and thanked all who helped with it.
 - b. Treasurer's Report: Sam went over financials and question were clarified. Bob asked a question about the reimbursed expenses on the sale of 556 Mica and how they were posted to the Profit and Loss. Lori will research it. Bob asked about a few other expenditures which were satisfactory answered by the board.
 - c. 2022 Budget Approval: Sam asked that a line item for the Reserve Studies of \$2,000 be added to the budget. Jim requested a motion to approve the 2022 Budget with the requested change. Bob motioned to approve the 2022 Budget with Emilie Zeller 2nd that motion.
 - d. ACC Approvals: Joan received no ACC requests I the last month.
 - e. Neighborhood Watch: Jim met with local police to check on activity in Comstock. No reports were made last month in Comstock. Fruita, in general, continues to see front porch and driveway theft.
4. Nominations for Board members: Jim went over who was up for election and who was continuing. Joan Robinson and Kali Sarcharski are up for election in 2022. If they continue, Jim is up for re-election in 2024; Sam and Andrea are up for re-election in 2023. Becky Chestnut made a motion to elect Joan and Kali to the board and Mike Paul 2nd that motion. Jim asked for a voice vote to elect Joan and Kali to the board. The vote was unanimous.

Demont made a motion to adjourn and Becky 2nd that motion. Jim adjourned the meeting at 8:08 pm.