

Comstock Estates Home Owners Association

Board Meeting Minutes for March 14, 2022

1. Call to Order was made by Jim Jackson, President at 7:20. Those in attendance were: Jim Jackson, President; Sam Russo, Treasurer; Joan Robinson and Kali Sacharski as Members-at-Large; and Lori Wood, HOA Mgr. were present. Andrea Withrow, Secretary called in.
2. Minutes of the last meeting for Feb 19, 2022. Joan motioned to approve and Kali 2nd that motion. They were approved as read.
3. Reports from Officers and Committees
 - a. Treasurer's Report: Sam presented the financials. No questions were asked.
 - b. PayPal is set-up thru march on the Comstock website. Lori to send a refund check to the paid accounts that were overpaid on PayPal due to the formula not being posted correctly. Pay Pal changed their formulas for paying via credit card vs. PayPal account.
 - c. ACC Approvals: Joan presented 2 ACC approvals for a ext. paint/fence/shed roof and the other for a new roof.
4. Unfinished Business
 - a. Landscaping Topics
 - Review landscaping bids. The board obtained 3 bids for the landscaping. The board voted to award the contract to Western Slope Irrigation. Chuck's Sprinkler will continue to maintain the irrigation system for the 2022 season. Irrigation co bids will be reviewed next year with the intent that the two main contractors and review every other year.
 - Sam made a motion and Joan 2nd that motion to postpone the review of the dry pond refurbishment to another time as the bids in hand were not comparative.
 - Irrigation start-up and shutdown procedures for Homeowners: Kali to research when irrigation water is to start-up and then send out an email blast with the info.
5. New Business
 - a. Set-up schedule for reviewing covenant violations. The board set a date to drive around and a 2nd date to verify if the violation is still a problem before they have Lori send out Courtesy Letters to the violators.
 - b. Next meeting will be a Quarterly Membership meeting and the date shall be April 13th, at 7 pm at the Fruita Rec Center. Lori has the room already reserved.

Sam motioned to adjourn and Kali 2nd that motion. Jim adjourned the meeting at 8:23 pm.