

Comstock Estates Home Owners Association

Board Meeting Minutes for August 17, 2022

- 1) Call to Order was made by Jim Jackson, President at 7:10. Those in attendance were, Jim Jackson, President; Joan Robinson as Member-at-Large; and Lori Wood, HOA Mgr. Andrea Withrow, Secretary was attending via conference call. Sam Russo, Treasurer and Kali Sacharski were absent.
- 2) Minutes of the last meeting for July 2022 were not available to read.
- 3) Reports from Officers and Committees
 - a) Treasurer's Report: Lori went over the financials. No one had any questions.
 - b) ACC Approvals: Joan received 5 ACC requests in the last month. A home owner requested a variance. The board had a long discussion ensued and more research is warranted.
 - c) Neighborhood Watch: Jim reported that Comstock Estates was very quiet over the last month. He had good feedback from the Fruita PD & PD regarding National Night Out. Comstock one of the two events in the city. There were over 200 home owners in attendance along with the Fruita Police Chief and a Lieutenant along with several patrol men. The Fire Department brought a ladder truck and a 1st Responder truck. Representatives from Two Rivers Wildfire Coalition were also there to hand out pamphlets on safety and wildfire preparedness. Joan complemented the efficiency of Enstroms on the planning and support they gave for national Night Out.
- 4) Unfinished Business
 - a) Lori found a fencing contractor that would like to look at the project. Board members will contact him to review the fence line.
- 5) New Business
 - a) Architectural Approvals: The Board discussed solar panels being placed flat on the roof and if they are to be pole mounted, that they are no higher than the fence line.
 - b) The Board had a discussion regarding a call Lori received from the City of Fruita regarding an automotive repair business being run in the garage of a home. A Board member had reviewed the home and found no visible evidence of such and the Board agreed not to pursue the issue unless it became evident from the outside.

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Andrea made a motion to adjourn and Joan 2nd that motion. Jim adjourned the meeting at 8:27