

# Comstock Estates Home Owners Association

## Quarterly Meeting Minutes for July 13, 2022

- 1) Call to Order was made by Jim Jackson, President at 7:04. Those in attendance were, Jim Jackson, President; Sam Russo, Treasurer; Andrea Withrow, Secretary. Lori Wood, HOA Mgr.; Joan Robinson and Kali Sacharski, Members-at-large were absent.
- 2) Minutes of the last quarterly meeting for March were read and one typo correction was requested.
- 3) Reports from Officers and Committees
  - a) Treasurer's Report: Sam went over the financials. No one had any questions and were accepted as presented.
  - b) ACC Approvals: Joan received no finished ACC requests in the last month. She was working on several - mostly roofs that she will present when finished.
  - c) Neighborhood Watch: Jim reported that the neighborhood Watch signs are aging, and he will go around to check them and to see if any more need to be added. Signs will be replaced as needed.
- 4) Property Manager Report
  - a) Lori reported that 4 sprinkler heads in the dry pond were replaced the grass is greener.
- 5) Unfinished Business
  - a) There was a discussion about the condition of the fence, the dry pond and the bids to maintain those as well as a long discussion about the irrigation water clean-outs and the condition of the water to the owners. The Subdivision was not designed for any type of water filtration system. The home owners will have to filter the water as it comes into their own system, Any home owner who needs help or advice on their system, the board is happy to help.
- 6) New Business
  - a) Architectural Approvals: The Board discussed solar panel placement and will devise a policy for that. The concern was that that if the panels are not flush mounted on the roofs and are pole mounted, that they are no taller than the roof line.

Jolene Peitz made a motion to adjourn and Cindy Reed 2<sup>nd</sup> that motion.

Jim adjourned the meeting at 8:27pm.

