

# Comstock Estates Home Owners Association

## Board Meeting Minutes for Dec 12, 2022

1. Call to Order was made by Jim Jackson, President at 7:53. Those in attendance were: Jim Jackson, President; Sam Russo, Treasurer; Andrea Withrow, Secretary; Joan Robinson and Kali Sacharski as Member-at-Large; and Lori Wood, HOA Mgr.
2. Minutes of the last meeting for Nov 15, 2022. Minutes were approved as presented.
3. Reports from Officers and Committees
  - a. Treasurer's Report: Sam presented the financials. A few questions were asked and satisfactorily answered. Transferring the operating account to Alpine Bank was approved and the special meeting minutes for the signature card were approved and signed.
  - b. ACC Approvals: Joan presented ACC approvals for a new privacy fence, paint on a front door & porch railing and one shed.
  - c. HOA Mgr.'s Report – Lori presented a draft for Bid Requests for all aspects of the physical maintenance and repairs. The board will look them over and make their recommendations for edits. This will make sure that the companies that are submitting bids are consistent with the required work.
4. Unfinished Business
  - a. Neighborhood Watch – Jim will survey all signs in the subdivision and repair/replace as needed. The Fruita City PD got approval to hire one more position for Community Outreach.
5. New Business
  - a. Next meeting will be the Annual Membership meeting and the date shall be January 11th, 2023 at 7 pm at Cavalcade in downtown Fruita at **201** E Aspen Ave. The Board agreed to have all the membership meetings in the 2023 year at Cavalcade. They felt it was less expensive, easier to get into, and less likely to cancel the HOA. The Fruita Rec Center was not always reliable with the reservation made and last-minute cancellations caused the HOA problems and confusion.
  - b. It was discussed what should be in the Annual Invoice mailing this year.

Motion to Adjourn was made by Andrea and Kali 2<sup>nd</sup> that motion. Jim adjourned the meeting at 9:33 pm.