

Comstock Estates Home Owners Association

Quarterly Member Meeting Minutes

October 12, 2022

President Jim Jackson called the meeting to order at 7:00 p.m.

In attendance were Jim Jackson, Joan Robinson, Andrea Withrow (by phone), and Kali Sacharski (by phone). Sam and Lori were absent.

Minutes of the Sept 21 meeting were reviewed and accepted as written. They will be placed on the website.

Reports from Officers and Committees

- Treasurer's Report – Jim spoke on behalf of Sam. When the CD matured, it was moved to Money Market for a better rate. Sam is investigating if it would make financial sense to move it back.
- ACC Approvals – Joan indicated she had 2 approvals. One for re-roofing and adding solar panels, the other for repainting. Both were approved.
- Neighborhood Watch – Jim stated that the Fruita Police Department is at full staff and crime is down.

HOA Manager Notes – No Report this month

Unfinished Business

- Irrigation Water Turn-off – The water is scheduled to be turned off Oct 27. Chuck's Sprinklers will be in the neighborhood that morning. Jim stated that based on irrigation professionals, if the temperatures are forecast to drop below freezing prior to the water being blown from the system, a homeowner can open the valves and filters to their pump to ensure freezing water has somewhere to expand to.

New Business

- Open Discussion
 - A homeowner noted that the fence on Coulson between Ottley and Galena is painted a different color. While the HOA does have a budget to care for the fence, it has been difficult to get a company to do needed work.
 - A homeowner was concerned about covenant violations. The HOA does send out notices and fines when violations occur. Another homeowner noted that the fines the HOA charges are less than what it costs to store a RV in an offsite location.
 - A homeowner asked about cleaning out the irrigation system pipes, noting that the water was very muddy this fall. The pipes were cleaned out, however, residents across the larger Grand Valley community noted that the water was muddier than most years. The HOA will consider whether additional clean-outs are needed.

- A homeowner asked whose responsibility it is to paint or maintain the side of the common HOA fences that face a homeowner's yard. The board members stated they will look into it.
- A homeowner asked if it would be possible to submit requested ACC changes electronically. Jim will check with the webmaster to determine if this is possible and what the logistics would involve.

Other

- Next Meeting – Jim asked the attendees if they would like to have the annual meeting at the Calvacade. He indicated the fee for the space is significantly less and it supports a local small business. Those in attendance approved this suggestion.

A motion to adjourn was made at 7:30 p.m. by Bonnie Handy (518 Gold Rush) and seconded by Mike Paul (723 Comstock). Jim adjourned the meeting at 7:30 p.m.