

Comstock Estates Home Owners Association

Board Meeting Minutes for Sept 21, 2022

1. Call to Order was made by Jim Jackson, President at 7:07. Those in attendance were: Jim Jackson, President; Sam Russo, Treasurer; Joan Robinson and Kali Sacharski as Member-at-Large; and Lori Wood, HOA Mgr. were present. Andrea Withrow, Secretary attended via phone.
2. Minutes of the last meeting for August 17, 2022. A few typo corrections were requested, and the corrected version will be posted on the HOA website. Minutes were approved as edited.
3. Reports from Officers and Committees
 - a. Treasurer's Report: Sam presented the financials. No questions were asked.
 - b. ACC Approvals: Joan presented ACC approvals for a ext. paint, a roof/ ext. paint, and a fence /roof.
4. HOA Mgr.'s Report – Lori reported that a Demand letter along with a Payment Plan was sent to a home owner who is over the \$250 threshold as per the HOA Collection Policy. The home did not return the Payment Plan but is currently sending a monthly check and should be paid within a few more months. Mgr. will not be filing a lien at this point.
5. Unfinished Business
 - a. Landscaping Topics – Sam and Lori will develop a detailed format for the dry pond bidding process. The bids in hand now are not comparable and it is difficult to make any decisions.
 - b. Irrigation – The irrigation water will be turned of in late October. No date is set at this point.
6. New Business
 - a. Next meeting will be a Quarterly Membership meeting and the date shall be October 12th, at 7 pm at the Fruita Rec Center. Lori has the room already reserved. (Edit: Location needs to be changed due to the Rec Center being deep cleaned the day we had our reservation. The new location will be at Cavalcade, 201 Aspen Ave., Fruita.)

Motion to Adjourn was made by Sam and Kali 2nd that motion. Jim adjourned the meeting at 8:12pm.