

Comstock Estates Home Owners Association

Annual Meeting Minutes for Jan 11, 2023

1. Call to Order was made by Jim Jackson, President at 7:06 pm. The pledge of Allegiance was recited by all. Those in attendance were Jim Jackson, president; Sam Russo, Treasurer; Andrea Withrow, Secretary; Joan Robinson & Kali Sacharski as Members-at-Large; Lori Wood, HOA Mgr. Home owners attended both in person and via Zoom. Meeting was held at Cavalcade.
2. Minutes of the last Annual Membership meeting for Jan 12, 2022 and December 12, 2022 were presented by Andrea and were approved with no corrections.
3. Reports from Officers and Committees
 - a. Treasurer's Report: Sam went over the financials. Questions were satisfactory clarified by Sam and Lori.
 - b. ACC Approvals: Joan received no ACC request in the last month.
 - c. Neighborhood Watch: Jim invited Sgt John Cogan from the Fruita PD to speak. He went over actions to prevent being a victim of crime in the neighborhood – including keeping vehicles parked outside locked and not leave valuables, especially handguns, in the vehicle. Owners are welcome to call the Mesa County non-emergent number at 970-242-6707 if you see any issue that concerns you, for example, seeing strangers entering your neighbor's home when you know they are on vacation or at work.
 - d. Presidents Report: Jim discussed the continued work towards getting the dry pond refurbished and the perimeter fence. It has been difficult obtaining the 3 required bids. The 2022 National Night Out in Aug was a success again. All enjoyed the Enstrom's ice cream, visiting with their neighbors and the board. We were joined by Fruita Police and Fire Departments and Two River Wildfire Coalition which gave out information about the emergency notification program and pamphlets about making your home more fire-resistant outside. Comstock HOA once again was the only event that was held in Fruita.
4. 2023 Budget approval: There was not a quorum of members at the meeting so without any disagreement to the presented budget, the 2023 Budget as presented will be used.
5. Nominations for Board Members; Jim went over who was up for election and who was continuing. Sam Russo's term as Treasurer and Andrea's term as Secretary were up for election. Jim has one more year while Joan and Kali have 2 more years on their terms. Monte Potter made a motion to elect Sam as Treasurer and Andrea and Secretary for another term to the board and Mike Paul 2nd that motion. Jim asked for a voice vote to elect Sam and Andrea to the board. The vote was unanimous.

Joyce Key made a motion to adjourn and Emilie 2nd that motion. Jim adjourned the meeting at 8:16 pm.