

Comstock Estates Home Owners Association

Board Meeting Minutes for March 9, 2023

1. Call to Order was made by Jim Jackson, President at 12:17pm. Those in attendance were: Jim Jackson, President; Andrea Withrow, Secretary; Joan Robinson and Kali Sacharski as Member-at-Large; and Lori Wood, HOA Mgr. Sam Russo, Treasurer was absent.
2. Minutes of the last meeting for Feb. 8 2023. Minutes were approved as presented.
3. Reports from Officers and Committees
 - a. Treasurer's Report: Lori presented the financials. A few questions were asked and satisfactorily answered.
 - b. ACC Approvals: Joan presented ACC approvals for filing that had already been approved in previous months. She was working on a few new ones but none were finished to present.
 - c. HOA Mgr's Report – Lori was to check on if the HOA insurance check had cleared. It was decided that Lori was to obtain information about doing Reserve studies and estimate of cost from Steve with Chucks sprinkler in the event that the system failed.
4. Unfinished Business
 - a. Neighborhood Watch – Jim reported that an aggressive raccoon in the wash area. CPW has removed the animal.
 - b. Kali reported that She has received estimates from fencing contractors and that one estimate was around \$200,000 to replace the fence completely. There is over one linear mile of HOA owned fencing. She is pursuing just major repair and replacement of only what is currently damaged. She still needs bids on repairing the stucco posts.
5. New Business
 - a. The board had a long discussion on what it took to obtain proper reserve studies. Andrea shared her experience of what a study encompasses, who is qualified to prepare them and costs estimates.
 - b. Kali offered to review the current insurance policy and Lori would work with Kali getting her information & offer other insurance options.

Motion to Adjourn was made by Andrea and Kali 2nd that motion. Jim adjourned the meeting at 1:24 pm.