

Comstock Estates Home Owners Association

Quarterly Members Meeting Minutes - April 12, 2023

Meeting called to order at 7:01 by President Jim Jackson

Pledge of Allegiance

In attendance Jim Jackson and Joan Robinson in person, Kali Sacharski and Andrea Withrow by phone, Sam Russo and Lori Wood excused absence

Minutes from the last meeting from March 9 were read. One change was noted (Sam Russo was present at the meeting.) Minutes were approved as amended.

Reports from the Officers and Committees:

Treasurers Report – The financials were part of the packets available at the meeting. No questions were asked.

ACC Approvals – Joan presented two proposals that had been approved in the last month.

HOA Managers Report – Lori was absent, however submitted 2 items.

Steve with Chuck's Sprinkler has been contacted to give us a rough estimate on how much it would cost if the underground irrigation lines failed. She will report back when she has that number.

Reserve studies are preferred by the state. Lori has done some research on the process and has contacted a civil engineer for his opinion. One resident had a question about the reserve study and Andrea provided an explanation of the need for one and the process that happens as a part of one. Jim indicated that the board is determining whether they can do one themselves or if it would be better to pay a professional. This is a work in progress and the board will keep the community apprised.

Neighborhood Watch – Jim reported that a couple of weeks ago a small portion of the neighborhood received a reverse 911 call asking residents to shelter in place, which was followed up with an all-clear call. Joan indicated that she received this call around midnight and checked with the police the next morning. They were unable to give her further information.

Unfinished Business

Update on the Fence Project

Jim outlined the project to bring the one mile of Comstock Estates owned fence into good condition. The project will involve repairing damaged or worn posts, slates and 40 stucco covered concrete posts. The project also involves power washing the entire fence and repainting it. Jim had a contractor acquaintance walk the fence to highlight what was needed. The contractor gave an estimate of \$45,000 for the work.

The board felt it would be important to get additional quotes to be sure the community is getting a fair deal. Kali outlined the research she did. Valley Wide Fencing doesn't do wood fences. They did give her another contact for someone that might be willing to come out. This person/company would like a map of the fence so the board is working on getting a map for them. Tayler Fence doesn't do power washing or painting and really isn't interested in working with old fences. Jim commented that this is a common theme the board has run into, that contractors would rather work on new fences than repair older fences.

Kali indicated that a complete replacement of the fence will run about \$200,000.

Insurance

Due to Kali's experience in the insurance industry she volunteered to look at the community's insurance policy. She found it is only a policy covering liability for the board members. None of the community owned property (irrigation lines, pump, pump house, and fence) is covered. She reached out to two different brokerage companies and neither was willing to write a policy for that. She asked State Farm (who currently insures the community) for a quote, but hasn't heard back from them yet.

Scope of Work

The board took Monty _____ up on his offer to review the communities RFP (Request for Proposal) forms. Lori sent them to him the first of the week. In his quick look he reported that they definitely need to have more specifications to ensure each company is providing a bid based on the same specifications. This is also true when contracts are written to ensure all parties understand the work required. A community member asked about why Monty's work was happening after we already had a bid. Jim explained that in order to figure out exactly what work was needed in the case of the fence, he needed an expert to examine the fence to list the specifications. Jim, and perhaps Kali, will meet with Monte to combine the information the board now has with the RFP so that additional companies will be providing a quote based on the same specifications as the contractor Jim worked with.

Monty also noted that it was unlikely in both the case of the irrigation and the fence that there would be a catastrophic lose to the entire irrigation system or fence. He also noted that the insurance for these systems may cost more than they are worth. The board may want to consider "self-insuring" these elements. Jim noted that this conversation will tie back into the reserve study.

New Business

Bonnie asked about maintenance of the Dry Pond. Jim said that we have a contract for regular ground maintenance. He indicated that a new project to re-work the landscaping will be future project.

Bonnie asked about RVs and the challenges of ensuring homeowners/renters abide by the covenant. Jim indicated he had heard others say that some RV owners were willing to

pay the fines as they were less than storage costs. He also mentioned that the lawyer the community has on retainer has said there are limits on how often the board may fine someone for the same offense. Bonnie suggested updating the covenant to increase the costs. This spurred a conversation on the challenges of updating the covenants. Bonnie also mentioned that she felt the community was looking much worse. When questioned for details by another neighbor she highlighted the boat on Gold Rush and the signs highlighting an hospital volunteer also on Gold Rush. Jim indicated he would check on how much the HOA can limit signs based on First Amendment and new State legislation.

A new community member asked about the irrigation water. Jim mentioned the water will be in the system on April 22. All homeowners should close main valves (and be sure they work). Steve from Chuck's sprinklers will be in the neighborhood that morning to handle any issues that come up. An email will be sent out with contact information in case someone has difficulties that morning. Information about the irrigation system is available on the website. A suggestion was made to contact the real estate companies that have houses up for sale to ensure their valves are closed. A suggestion was made to document the background knowledge and system process information that Steve has to be sure it is not lost if Steve is not available at some point in the future. Jim said he would follow up on this.

Motion to Adjourn was made by Bonnie and seconded by Leo.

Meeting was adjourned at 7:46pm.