

Comstock Estates Home Owners Association

Board Meeting Minutes for June 20, 2023

1. Call to Order was made by Jim Jackson, President at 3:57. Those in attendance were, Jim Jackson, President; Joan Robinson and Kali Sacharski both Member-at-Large; and Lori Wood, HOA Mgr. Sam Russo, Treasurer and Andrea Withrow were excused absences.
2. Minutes of the last quarterly meeting for April were read. There was no Board meeting in May due to conflicts and not having enough members for a quorum if a vote was needed.
3. Reports from Officers and Committees
 - a. Treasurer's Report: Lori went over the financials. A few questions were answered and the minutes were accepted as presented.
 - b. ACC Approvals: Joan presented 4 approved ACC requests in the last two months. She stated they included two new roofs, wood privacy fence replaced with vinyl, and solar panels.
 - c. Neighborhood Watch: Jim reported that there were no known issues.
4. Property Manager Report
 - a. Lori reported that several new clean-outs were installed this year and all of the lines had been hydro-vacced. The board worked together on this project the on-site work. Updating the irrigation maps for accuracy and adding the clean-outs continues. Lori received thru the website an email regarding an RV parked on the street for a long time. The Board will look into it but the City of Fruita regulates the streets and sidewalks.
5. Unfinished Business
 - a. Fence: The board discussed the status of the bids that have been obtained. One is in writing at this point and they are expecting the 2nd bid to be put on paper soon. The Board and Management has spent a lot of time on this project. The Mgr sent a letter to all "perimeter owners" with HOA owned fences asking them to trim any vegetation (trees, bushes, etc.) at least one foot away from the fence so that the contractor has room to work. It was also decided to make postcard notes that the fence contractor can use to notify the owners in advance that work will be completed and to secure any pets in the backyards as sections of fencing will be removed at times.
6. New Business
 - a. Insurance: While working on the fence project, the Board reviewed the HOA insurance policy and noticed that some updating needed to take place. They also discussed that the fence is not insured. If the fence was added to the current policy, it would be \$4,220/annually. It is currently \$2,800/annually which includes the pump house, pump, signs and the Board E & O and Liability. These updates to the policy will be decided upon in the near future.
 - b. National Night Out: The date for the event is August 1st. The Board voted to continue the event for this year. The Board will research having Enstroms Ice Cream Truck again.

Joan made a motion to adjourn and Kali 2nd that motion. Jim adjourned the meeting at 5:10 pm.