

Comstock Estates Home Owners Association

Board Meeting Minutes for Sept, 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 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 the 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. Sam and Lori worked together on this project with Sam doing all of the on-site work. Sam continues to work on the irrigation maps for accuracy and adding the clean-outs. Lori brought up an email that came thru regarding an RV parked on the street for a long time. The Board will look into it.
5. Unfinished Business
 - a. Fence: The board discussed the status of the bids that Kali has been working on. She has one in writing at this point and is expecting the 2nd bid to be put on paper soon. Kali has spent a lot of time on this project and thanked Lori for her data help. Lori was asked to send 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 for Lori to make up post card notes that the fence contractor can use to notify the owners 2 days 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 Kali was working on the fence project she reviewed the insurance policy and noticed that some updating needed to take place. (Kali works as an insurance claims adjuster.) One item was removed as the Board felt it was no longer necessary. 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.
 - b. National Night Out: Joan reported that the date for the event is August 6th. The Board voted to continue the event for this year. Joan 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.