

# Comstock Estates Home Owners Association

## Quarterly Member Meeting Minutes for July 12, 2023

1. CALL TO ORDER - was made by Jim Jackson, President at 7:00. Those board members in attendance were: Jim Jackson, President; Sam Russo, Treasurer; Andrea Withrow, Secretary via conference call; Joan Robinson and Kali Sacharski as Member-at-Large; and Lori Wood, HOA Mgr.
2. MINUTES - of the last board meeting for June 20, 2023 were read in silence by members. Minutes were approved with corrections. Corrections were typographical edits.
3. REPORTS FROM OFFICERS AND COMMITTEES -
  - a. TREASURER'S REPORT - Sam presented the financials. No questions were asked.
  - b. ACC CHAIR - Joan presented ACC approvals for a full house paint.
  - c. HOA MANAGER'S REPORT - Lori is working with home owners to pay their accounts in full including attorney fees and applicable late fees. She clarified the \$900 expenditure to the HOA attorney was a newly required retainer.
  - d. NEIGHBORHOOD WATCH – No report from the Fruita PD.
4. UNFINISHED BUSINESS -
  - a. IRRIGATION - City of Fruita needed to work on the sprinkler system for Prospector Park. While doing so a HOA line was cut which prompted the HOA system needing to be shut down. It was back on in a few hours. Both a Facebook page post and a mass email notification were sent out. One good aspect of this was that the Board and Fruita city workers now know that the HOA system is separate from the park system. A home owner asked if a cleanout could be added to his property to solve an ongoing issue. The board approved that work to be completed and the required calls to the contractors will be made. Another home owner asked about the muddy water and discussion took place that the muddy water problem is valley wide and not exclusive to Comstock. A discussion also took place regarding whether owners should consider upgrading their filter system.
  - b. FENCE PROJECT - Kali presented her research on the bids she obtained from two contractors. A 3rd contract applied but never turned in a written bid. Calls to many other fence contractors. The board, along with owner input, discussed the options and Jim requested a motion from the floor to accept one of the bids. Don Mackenzie made the motion to accept the bid from Chad Stevens and Mike Osborne (or Young?) 2nd that motion. The vote was unanimous to accept the proposed bid. The letter that was sent to the "perimeter owners" which stated that the vegetation needed to be trimmed to 1 foot away from the fence was discussed.
  - c. RESERVE STUDIES - Andrea presented the need for reserved studies and what they are used for. A very reasonably priced contractor out of Golden that she had experience working with. Local civil engineers were called for a quote with no luck. It was discussed the state law that requires that reserve studies are to be completed. A study will justify the amount of money that needs to be saved every year and the amount of money needed in the bank at the end of the life expectancy of each HOA owned aspect. The three aspects that will be studied are the fence, the irrigation system and the landscaping. The Board chose to go with a 12 week delivery deadline for a reduced amount of \$1,750 for all 3 HOA owned aspects that could require replacement.
5. NEW BUSINESS
  - a. NATIONAL NIGHT OUT - will be held on August 1st at 6:30 - 8:30pm in Prospector Park. Enstroms is no longer available but the board is working on obtaining another ice cream truck. 128 people attended the event last year along with the Fruita PD / FD and Two Rivers Wildfire Coalition.

Motion to Adjourn was made by Don Mackenzie and Diana Cline 2nd that motion. Jim Adjourned the meeting at 8:10 pm.