

# Comstock Estates Home Owners Association

## Board Meeting Minutes for Dec. 14, 2023

1. Call to Order was made by Jim Jackson, President at 7:50 pm. Those in attendance were: Jim Jackson, President; Andrea Withrow, Secretary; Joan Robinson and Lori Wood, HOA Mgr. Sam Russo, Treasurer attended virtually. Kali Sacharski as Member-at-Large was absent.
2. Minutes of the last Quarterly Members meeting for Oct 11, 2023. Minutes were approved as presented. There was no meeting in November due to too many members being out of town for the holiday.
3. Reports from Officers and Committees
  - a. Treasurer's Report: The financials were presented. A few questions were asked and satisfactorily answered.
  - b. The proposed 2024 Budget was reviewed, and it was noted that the state required 10% Reserve amount needs to be added to the budget.
  - c. ACC Approvals: Joan presented several that had been approved over the last 2 months.
  - d. HOA Mgr's Report – Lori reported that over one dozen covenant violations letters had gone out.
4. Unfinished Business
  - a. The Reserve study issue is still in the works and the board will contact the company that was approved at a quarterly meeting.
5. New Business
  - a. A few years ago, the Board agreed to alternate the years for reviewing the two landscape/irrigation contracts. This year, new bids for landscaping will be sought and reviewed for the best option.
  - b. Next meeting will be the Annual Meeting on Jan 10<sup>th</sup> at 7pm. Location is Cavalcade Performing Arts Center at 201 E. Aspen Ave. There will be the annual drawing for two \$50 Visa Gift Cards

Motion to Adjourn was made by Andrea and Joan 2<sup>nd</sup> that motion. Jim adjourned the meeting at 8:40 pm.