

Comstock Estates Home Owners Association

Quarterly Member Meeting Minutes for Oct 11, 2023

1. Call to Order was made by Jim Jackson, President at 7:05pm. Those in attendance were: Jim Jackson, President; Kali Sacharski as Member-at-Large; and Lori Wood, HOA Mgr. Sam Russo, Treasurer; Andrea Withrow, Secretary; Joan Robinson were absent.
2. Minutes of the last Quarterly Members meeting for July 12, 2023. Minutes were approved as presented with edits.
3. Reports from Officers and Committees
 - a. Treasurer's Report: The financials were presented. A few questions were asked and satisfactorily answered.
 - b. ACC Approvals: None were presented.
 - c. HOA Mgr's Report – Lori reported that covenant violations letters had gone out and that the owners who had not cleared the vegetation from the rear fences were part of the fence repair project will be charged a proportionate share of the cost to remove the vegetation.
4. Unfinished Business
 - a. The new fence repairs and paint are complete on the exterior fencing and the board has received many compliments about how nice it looks.
 - b. Fall Landscape Clean-up and Irrigation Shutdown – Shut-down is scheduled for Oct 28th. The Landscape contractor is scheduled to clean up the leaves as soon as the majority of the leaves have dropped.
5. New Business
 - a. A discussion of the next large project being refurbishing the dry pond at the south entrance of the subd. off Ottley. The dryscape will have new bark and any dead bushes will be replaced.
 - b. The HOA insurance policy will be reviewed for next year.
 - c. A homeowner let the owners know that the Japanese beetle has been found in the County and all should be on the look-out for them. They can decimate an owner's landscape in a few days.

Motion to Adjourn was made by Bonnie Handy and Janet Wisz 2nd that motion. Jim adjourned the meeting at 8:03pm.