

# Comstock Estates Home Owners Association

## Annual Meeting Minutes for Jan 10, 2024

1. Call to Order was made by Jim Jackson, President at 7:04 pm. Those in attendance were Jim Jackson, president; Joan Robinson & Kali Sacharski as Members-at-Large; Lori Wood, HOA Mgr. Andrea Withrow, Secretary attended via phone call. Sam Russo, Treasurer was absent. Home owners in attendance are listed on the sign-in sheet. Meeting was held at Cavalcade in Fruita.
2. Minutes of the last Board meeting on Dec 14, 2023, were presented for approval and they were accepted as written. In the meeting packets, the meeting minutes for the last Quarterly Member meeting were included for owner reference - they had already been approved at the Nov Board meeting.
3. Reports from Officers and Committees
  - a. Treasurer's Report: Jim went over the financials. No questions were asked.
  - b. ACC Approvals: Joan received no ACC request in the last month.
  - c. Neighborhood Watch: Jim had nothing to report. Owners are welcome to call the Mesa County non-emergent number at 970-242-6707 if they see any issue that concerns them.
  - d. Managers Report: Lori explained the pay online option is available for those who signed up for it on their 2022 invoice. On it, they gave permission to receive the invoice online that includes the link to pay. The owners will not be charged the service charge for that. Lori let the Board know that the online payment option was still on the website and asked for permission to have that removed. Lori and the Covenant Violation Volunteer are working on streamlining the inspection/documenting process and that there is now a second volunteer to help with the inspection process.
4. Unfinished Business
  - a. Kali reported that she reviewed the current insurance policies for the HOA and discussed them with another insurance agent. She found that the policies that are currently in place are sufficient, no reasonable place to reduce any coverage and at a reasonable price. The Board thanked her for that research.
5. New Business
  - a. Voting for New Officers: Kali Sacharski resigned from her position as Board Member and was given a round of applause for her work. Nominations for new board are as follows – Lindsey Yochem nominated Doug Yochem and Becky Handford 2<sup>nd</sup> that motion. Rick Minor nominated Jim Jackson for another term and Joyce Key 2<sup>nd</sup> that motion. Kali Sacharski nominated Joan Robinson for another term and Jane Mammel 2<sup>nd</sup> that motion. Robert Handford made a motion to accept the slate of new Board members and Mike Perry 2<sup>nd</sup> that nomination. The Members unanimously approved the motion.
  - b. Presidents Report: Jim discussed the fence refurbishments project being completed. He received lots of positive comments from owners. The 2023 National Night Out in Aug was a success again. All enjoyed Enstrom's ice cream, visiting with their neighbors and the board. We were joined by Fruita Police and Fire.
  - c. Board Goals for 2024: the Dry Pond refurbishment will be the top goal for the 2024 year.
6. 2024 Budget approval: There was not a quorum of members at the meeting so without any disagreement to the presented budget, the 2024 Budget as presented will be used.

Mike Perry made a motion to adjourn and Doug Yochem 2<sup>nd</sup> that motion. Jim adjourned the meeting at 8:10 pm.