

Comstock Estates Home Owners Association  
Quarterly Member Meeting Minutes for April 10, 2024

1. Call to Order was made by Jim Jackson, President at 7:05 pm. Those in attendance were Jim Jackson, President; Sam Russo, Treasurer; Joan Robinson & Doug Yochem as Members-at-Large; and Lori Wood, HOA Mgr. Andrea Withrow, Secretary attended via phone call. Meeting was held at Cavalcade.
2. Minutes of the last Board meeting on March 13, 2024, were approved with no edits. February minutes were also included in the meeting packets for the owners in attendance.
3. Reports from Officers and Committees
  - a. Treasurer's Report: Sam presented the financials. Questions were asked and satisfactorily answered. He reported that the Certificate of Deposit was also renewed at 2 1/2%.
  - b. ACC Approvals: Joan received 6 ACC requests in the last month. They included: moving a fence, 2 exterior paint, and 1 storage shed and 1 screened-in porch.
  - c. Neighborhood Watch: Jim announced that this year's Annual Night Out Event will be again held in Pioneer Park on August 6th at 6pm. Ice cream will be compliments of ClearNetworks (the fiber optics company that installed the lines in Comstock. Plus, games and the 1st Responders will be invited to bring their trucks and visit with the neighbors.
  - d. Manager's Report: Lori reported that 3 - \$75 fines have been sent out to Owners for covenant Violations. She also went over the delivery process for next years assessment invoices.
4. Unfinished Business
  - a. The Irrigation Contract has been renewed with Chuck's Sprinkler for 2024 at the same rate. The Landscaping contract submitted by Peaceful Valley Landscape was selected at \$8,255.
  - b. The Board is working on getting consistent and updated bids for the Dry Pond Refurbishment.
5. New Business:
  - a. Irrigation Water will be turned on April 19th, Friday. Please close your valves before April 18th.

Dorothy Durfee made a motion to adjourn and Jan Harshman 2nd that motion. Jim adjourned the meeting at 8:03 pm.