

Comstock Estates Home Owners Association

Board Meeting Minutes for Feb , 2024

1. Call to Order was made by Jim Jackson, President at 7:21 pm. Those in attendance were Jim Jackson, President; Sam Russo, Treasurer Joan Robinson & Doug Yochem as Members-at-Large; Lori Wood, HOA Mgr. Andrea Withrow, Secretary attended via phone call. Meeting was held in a Board member's home.
2. Minutes of the last Board meeting on January 10, 2024, were approval with edits.
3. Reports from Officers and Committees
 - a. Treasurer's Report: Sam went over the financials. Questions were asked and satisfactorily answered.
 - b. ACC Approvals: Joan received had 1 ACC request for exterior pain, and 1 for solar panels in the last month. A 3rd request was postponed as the board requested some clarification.
 - c. Neighborhood Watch: Jim reported that there was a home invatsion on 18 Road, (not in Comstock Estates.) 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. Quite a few owners missed their email with the pay online invoice and they have been resent (mail and email) to those owners who had not paid yet. Lori and the Covenant Violation Volunteer have worked to streamlining the inspection/documenting process which will better document history and make it easier for the volunteers to see said history during the "drive-arounds."
4. New Business
 - a. Bid Requests for the 2024 Landscaping Contract have gone out to 3 contractors.
 - b. Bid Requests for landscaping the dry park to go out to three new contractors. A home owner has volunteered to do this. will be working on this.
 - c. The board voted to approve the following 2024 office positions: Jim as President, Sam as Treasurer, Doug as Secretary and Andrea and Joan as Members-at- large. Joan made a motion to approve and Sam 2nd that motion.
5. Unfinished Business
 - a. Discussion took place regarding the Reserve Studies for the landscaping, fence and irrigation system. Those have not been ordered yet and Andrea will talk to the contractor who's bid the Board approved.
6. Open Discussion - A discussion took place about if the HOA had responsibility regarding children yelling and playing loudly that was offending an owner. Lori to call and visit with the owner who made that complaint.
7. 2024 Budget approval: The 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.

Sam made a motion to adjourn and Doug 2nd that motion. Jim adjourned the meeting at 9:03 pm.