

# Comstock Estates Home Owners Association

## Board Meeting Minutes for Aug 14, 2024

1. Call to Order was made by Jim Jackson, President at 5:07. Those in attendance were, Jim Jackson, President; Joan Robinson and Doug Yocham both Member-at-Large; and Lori Wood, HOA Mgr.; Sam Russo, Treasurer and Andrea Withrow were excused absences.
2. Minutes of the last quarterly meeting for July were not available and will be presented at the Sept meeting.
3. Reports from Officers and Committees
  - a. Treasurer's Report: Lori went over the financials. Lori let the board know that the interest for the Reserve savings and the CD was not available to the bookkeeper via the website, so the financials do not reflect any earned interest. Jim said he would get the bank to correct the website so that the bookkeeper can post accrued interest for next month. No other questions.
  - b. ACC Approvals: Joan presented 2 ACC approvals. Both were for roofs.
4. Property Manager Report
  - a. Lori reported that the ash trees in the dry pond needed to be treated for ash borer and be trimmed. The board approved for Lori to obtain a bid to do that.
  - b. She gave an update on covenant violations that went out.
  - c. Reported that the new landscaper needed to be reminded about the roadside along Coulsen north of Mica needs to be included.
5. Unfinished Business
  - a. Jim reported that the National Night Out was again a success. The ice cream was sponsored by ClearNetworx. It was estimated that there were about 120 people attending. The Fruita police and fire departments both attended with their vehicles. They were very happy with the event as well. Comstock is the only HOA that celebrates National Night out in Fruita.
6. New Business
  - a. Signs were discussed. It was decided to stay with the existing signs rather than buy new but to work on the mounting system that would better stabilize them, so they don't blow/knocked over.

Next meeting will be Sept 10<sup>th</sup>, Tuesday at 5 pm. The next Members Quarterly meeting will be Wednesday, Oct. 9<sup>th</sup> at 7 pm at Cavalcade on Aspen St. (Note: the board meeting time/day has been changed but not any member meetings – they will remain the same day and time.)

Doug made a motion to adjourn and Joan 2nd that motion. Jim adjourned the meeting at 6:05 pm.