

Comstock Estates Home Owners Association

Board Meeting Minutes for June 25, 2024

1. Call to Order was made by Jim Jackson, President at 3:23 pm. Those in attendance were Jim Jackson, President; and Doug Yochem, Secretary; Joan Robinson 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 May and were approved as read.

3. Reports from Officers and Committees

a. Treasurer's Report: The financials package was reviewed and no questions were asked.

b. ACC Approvals: Joan presented 2 ACC requests. One for a roof replacement and 2 for fence replacements. Joan let everyone know that roofs are being installed without ACC Approvals. Discussion followed on how to handle that problem.

4. Property Manager Report

Lori reported that the HOA attorney is in the process of preparing 4 Intent to Lien Letters for home owners who are behind in their accounts. One of those home owners did contact Lori for a Payment Plan but it has not been returned. Lori has taken over the website generated email blasts.

5. Unfinished Business

a. National Night Out planning was discussed for Aug 6th at Prospectors Park between 6-8pm. Enstroms Ice cream will be provided courtesy of ClearNetworks.

6. New Business

a. Hydrovacing of the irrigation lines was discussed and Precision Hydrovac will be onsite on Friday, July 5th.

b. New signs were discussed and the cost will be \$160 each. They can be written on. There was a suggestion that "water Off & On" signs that hang from the Subdivision entry signs will be more permanent as the free-standing signs sometimes blow down.

c. The new Fruita City trash cans are too big for some people to pull through their lawns or gravel. It was planned to have a discussion with the Owners at the July Members Meeting.

d. Next meeting is scheduled for July 10 at Cavalcade. It will be a Quarterly Members Meeting.

Doug made a motion to adjourn and Joan 2nd that motion. Jim adjourned the meeting at 4:10 pm.