

COMSTOCK ESTATES HOME OWNERS ASSOCIATION
BOARD MEETING MINUTES FOR DEC 11, 2024

1. Call to Order was made by Jim Jackson, President at 3:10. In attendance were Sam Russo, Treasurer; Doug Yochem, Secretary; Joan Robinson and Andrea Withrow, Members-at-Large; Lori Wood, HOA Mgr.
2. Minutes of the last meeting for Nov 13, 2024, were presented. They were approved with requested edits.
3. Reports from Officers and Committees
 - a. Treasurer's Report: Sam went over the financials. The board had a few questions that were satisfactorily answered.
 - b. ACC Approvals: None presented.
4. Property Manager Report
 - a. Lori reviewed the procedure and the subsequent results of the email notifications for the annual invoices.
5. Unfinished Business
 - a. Budget Approval. The 2025 Budget was reviewed, and a few edits were decided upon. A final proposed budget for 2025 will be presented at the Annual Meeting in Jan.
 - b. Annual Assessments may need to be increased to adjust for inflation and rebuild the reserve account after the fence refurbishment that was done in 2023. Board will investigate after completion of Reserve studies with report to follow.
6. New Business
 - a. The Annual Meeting is scheduled for Jan 8th at 70 pm at Cavalcade.

Joan made a motion to adjourn and Doug 2nd that motion. Jim adjourned the meeting at 3:59 pm.