

# COMSTOCK ESTATES HOME OWNERS ASSOCIATION BOARD MEETING MINUTES FOR NOV. 13, 2024

1. Call to Order was made by Jim Jackson, President at 3:40. In attendance were Lori Wood, HOA Mgr.; Doug Yochem, Secretary; Joan Robinson, Member-at-Large; and Sam Russon and Andrea Withrow were excused absences.
2. Minutes of the last meeting for Oct 9, 2024 were presented. They were approved as written.
3. Reports from Officers and Committees
  - a. Treasurer's Report: Sam went over the financials. No concerns about the financials were voiced.
  - b. ACC Approvals: Joan presented 6 approved ACC requests: 2 roofs, 1 fence, 2 relandscape and 1 paint.
4. Property Manager Report
  - a. Lori reported that two new clean outs were installed by the irrigation contractor and all clean outs were cleared – all ready for spring.
  - b. All homeowners with email addresses in the bookkeeping system were notified of the pending invoice and those on the announcement system were also sent a separate email. Lori received about a dozen owners who updated their email preferences.
5. Unfinished Business
  - a. Irrigation Water - no problems with the shut down in Nov.
  - b. Landscape status – one more fall clean up to be completed
6. New Business – need one more bid for the dry pond refurbishment.

Joan made a motion to adjourn. There was not a member to 2<sup>nd</sup> that motion. Jim adjourned the meeting at 4:50. pm.