

Comstock Estates Home Owners Association

Annual Meeting Minutes for Jan 8, 2025

Call to Order was made by Jim Jackson, President at 7:05pm. Those in attendance were Jim Jackson, President; Doug Yocham, Secretary; Joan Robinson Member-at-Large; and Lori Wood, HOA Mgr. Sam Russo, Treasurer and Andrea Withrow were excused absences.,

1. Minutes of the last Board meeting for Dec 11, 2024, were read and approved by those in attendance.
Included in the meeting packet were the previously approved minutes from the last Annual meeting, dated Jan 10, 2024.
2. Reports from Officers and Committees
 - a. Treasurer's Report: Jim went over the financials. Lori and Jim answered a few clarification questions such as the Accounts receivable amounts.
 - b. ACC Approvals: None presented.
3. Property Manager Report
 - a. Lori reported on the status of the 2025 invoices - those that were emailed and USPS mailed. Also, the Board has a policy to review maintenance contracts on a biennial basis and this year would be the Irrigation system. The Board agreed to continue with Chucks Sprinkler as they know the system so well. Peaceful Valley 2025 quote for landscaping was reviewed by the board and approved.
4. Unfinished Business – Subdivision Projects Update
 - a. New entry sign inserts have been replaced with a heavier version to help reduce the wind from blowing the signs over. Also, the surface on the older inserts had become difficult to write on and clean.
 - b. Jim gave an update on the dry pond. A discussion ensued about different aspects of the dry pond, its location, what has already been completed and yet to be completed.
 - c. Jim also let the owners know that an very early version of the irrigation plan had been located and copies were made. This will help with locating clean-outs, valves, etc.
 - d. Irrigation clean-out continues to be an ongoing effort.
 - e. A question about the Reserve Studies was asked. Jim explained that they had not been ordered yet.
5. New Business
 - a. Owners asked if an agenda could be emailed out to the owners prior to the meeting and if the meeting packet could be emailed after. Jim agreed that agendas could be prepared for Lori to email out 48 hours prior to a meeting. Lori stated that the meeting packet could be done within 3 days after a meeting but, that the webmaster would have to help initially. It was also asked if the website could be updated monthly instead of quarterly. Lori mentioned that the webmaster would need to be paid for that. The Board asked her to check into the cost.
6. Election of New Officers Jim announced that two positions on the Board were open for election.
 - a. Joyce Key made a motion to elect Sam Russo for a two-year term. Susan Bennett 2nd that motion. Jim called for a vote which was unanimous.
 - b. Joyce Key made a motion to elect Doug Yochem for a two-year term on the Board. Jane Mammell 2nd that motion. Jim called for a vote which was unanimous.
7. Budget Approval – a discussion took place about different aspects of the proposed Budget. Bob Handford made a motion to approve the budget as presented and Janice Harshman 2nd that motion. The vote to approve was unanimously approved.

Emily Morishita made a motion to adjourn and Susan Bennett 2nd that motion. Jim adjourned the meeting at 7:55 pm.

Jim held the drawing for the two \$050 gift cards and the winners were Bob Handford and Monte Potter.