

COMSTOCK ESTATES HOME OWNERS ASSOCIATION

QUARTERLY MEMBER MEETING MINUTES FOR April 9, 2025

1. Call to Order was made by Jim Jackson, President at 6:59PM. In attendance were Jim Jackson, President, Doug Yochem, Secretary and Lori Wood, HOA Mgr. Sam Russo, Treasurer and Andrea Withrow and Joan Robinson, Members-at-Large were excused absences.
2. Minutes of the last meeting for March 13, 2025 were presented. Motion to approve with requested edits was made by Emily Morishita and Mike Paul 2nd that motion.
3. Reports from Officers and Committees
 - a. Treasurer's Report: Jim and Lori went over the financials.
 - b. ACC Approvals: None presented.
4. Property Manager Report
 - a. Lori reviewed that the agenda for any member meetings will be posted on the website approx 3 days prior to the meeting so that owners will know ahead of time what will be discussed at the upcoming meeting. Additionally, she went over the status of unpaid accounts.
5. Unfinished Business
 - a. Jim informed everyone that the Reserve Study company contract has been signed and Lori will send check for half of the amount due as a deposit.
6. New Business
 - a. Covenant Violations were discussed. The inspectors will try to be cognoscente of what could be yard decorations and that the HOA understand that and wants to encourage children be outside playing which will cause play and athletic equipment to be in front yards at times. Also, that with spring cleaning and planting going on that there may be gardening tools outside at times unattended. The Board asks the home owners not to allow the yard decorations, play/athletic equipment or gardening tools not to become junky or cluttered.
 - b. Irrigation water will be on April 12, 2025. Please close your valves. Let water settle the silt before turning your sprinkling systems on.
 - c. A discussion took place regarding the silt that builds up in the system. The board will let Lori know when its time to order the hydro-vac truck to come clean out the lines.

Jolene Pietz made a motion to adjourn and Mike paul 2nd that motion. Jim adjourned the meeting at 7:57 pm.