

Comstock Estates Home Owners Association

Board Meeting Minutes for March 12, 2025

1. Call to Order was made by Jim Jackson, President at 3:37pm. Present were Jim Jackson, President; Doug, Secretary; Sam Russo, Treasurer; and Joan Robinson, Member-at-large were present. Excused absences were Andrea Withrow, Member-at-large and Lori Wood, HOA Manager.
2. Minutes reviewed - Joan motioned to approve minutes as written and Sam 2nd that motion.
3. Reports from officers
 - a. Treasures report - Sam presented the financial package. No questions were asked. Sam mentioned the need to check on expiration date of the CD
 - b. ACC Approvals - Joan had none to present. There is one, but Joan will bring it to the next meeting when Lori is in attendance & can place it in the files.)
 - c. Manager's Report - The Board discussed a clarification that Lori emailed to them: Annual and Quarterly meeting minutes will be approved at the following meeting and then can be added to the website.
4. Unfinished Business -
 - a. Irrigation Water - Mid April, no definite date yet.
 - b. Spring Clean-up- Remove Elm and Dead tree in Dry Pond area
5. New Business -
 - a. Regular meetings will be on the 2nd Wednesday of the month at 3:30pm. Annual and Quarterly meetings at 7:00 at Cavalcade.
 - b. Covenant Violations - There was much discussion on this topic as some board members feel like it can be too subjective and its hard to know where to draw the line. The board agreed to the following details:
 - Sports equipment in the front yard was discussed and determined to not be a violation as we want to encourage children to be outside. The equipment shall be in good working order and not broken and left for a long period of time. Error on the side of children playing is a good thing.
 - Bicycles and strollers on the front porch that are reasonably screened from view, are allowed per the Service section of the CC&R's.
 - Clear lights are fine on a home except for icicles after the holiday season. Colored lights should go through ACC approval per CC&R's.
 - Signs in the yard for contractors that are currently working on a project shall be allowed and allowed to be kept up for a period of one week after the project is complete.

Doug made a motion to adjourn and Sam 2nd that motion. Jim adjourned the meeting at 4:52 pm.