

COMSTOCK ESTATES HOME OWNERS ASSOCIAT

QUARTERLY MEETING MINUTES FOR JULY 9, 2025

1. **Call to Order** was made by Doug Yochum, Secretary at 7:02 PM.
In attendance were Jim Jackson, President; Sam Russo, Treasurer; Doug Yochem, Secretary; Joan Robinson, Member-at-Large and Lori Wood, HOA Mgr. Andrea Withrow was an excused absence. Owners in attendance signed in on a separate sheet.
2. **Minutes** of the last meeting for June, 2025, were presented. Motion to approve as presented was made by Bonnie Handy and Mike Paul 2nd that motion.
3. **Reports from Officers and Committees**
 - a. Treasurer's Report: Lori presented the Report. Nothing of concern was noted
 - b. ACC Approvals: Joan presented several that had been previously approved. 12 for the hail damage that came thru Fruita, one paint and one landscape.
4. **Property Manager Report**
 - a. Lori reported that the money market is now dormant and the Board agreed to transfer \$1 to re-activate the account.
5. **Unfinished Business**
 - a. Doug and Jim discussed that the Reserve Study company is flying to Grand Jct next week to review the subdivision.
 - b. Jim, Sam Doug and Lori will be meeting with Chucks Sprinkler to review the location of the irrigation infrastructure.
 - c. Fence condition was discussed and someone will be inspecting it in the enar futre. No date or company was set at the meeting.
6. **New Business**
 - a. National Night Out - Joan & Jim discussed that it wil be August 5th in the park and Enstrms Ice Cream and Fruita Party Bus will be provided.

Mary Ann Wilson motioned for an adjournment and Joyce Key 2nd that motion. Jim adjourned the meeting 7:42pm.