

# COMSTOCK ESTATES HOME OWNERS ASSOCIATION

## BOARD MEETING MINUTES FOR JUNE 11, 2025

1. **Call to Order** was made by Doug Yochum, Secretary at 4:10PM.  
In attendance were Doug Yochem, Secretary; Joan Robinson, Member-at-Large and Lori Wood, HOA Mgr. Jim Jackson, President; Sam Russo, Treasurer and Andrea Withrow were excused absences.
2. **Minutes** of the last meeting for May 13, 2025, were presented. Motion to approve as presented was made by Doug and Joan 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.
4. **Property Manager Report**
  - a. Lori reported that 11 covenant violation letters were sent out. One was inadvertently sent to the wrong address and was later sent to the correct owner.
  - b. 50 Past Due Notices were sent out. Six owners will start the Demand for Payment/ Lien process.
  - c. Mgr. called everyone who was on the irrigation water hydro-vac list was called to verify that they have good flow now. Three more addresses need to have repairs done before they can be vacced. Owners who have clean outs in their backyards need to remember to open the valves so they don't freeze. The Mgr. will send out someone in the fall after the system blowout to verify all valves are open to reduce the repairs that cause hold-ups.
  - d. New state law requires an updated Collection Policy before the Lien process can be started. Mgr. suggested that the HOA needs a new attorney due to the existing one no longer preparing forms for HOAs. That was voted on by those in attendance, and the Mgr. will send the existing Policy package to a new firm for review.
5. **Unfinished Business**
  - a. Doug and Jim met with the Reserve Study company. They will be flying to Grand Jct to review the Subdivision. No date has been set at this time.
6. **New Business**
  - a. The next meeting will be a Members Quarterly Meeting. It will be held at Cavalcade on July 9, 2025 at 7 pm.

Doug adjourned the meeting at 4:56 pm.