

# COMSTOCK ESTATES HOME OWNERS ASSOCIAT

## QUARTERLY MEETING MINUTES FOR OCT 9, 2025

1. **Call to Order** was made by Jim Jackson, President at 7:03 PM.  
In attendance were Jim Jackson, President; Joan Robinson, Member-at-Large and Lori Wood, HOA Mgr. Sam Russo, Treasurer; Doug Yochem, Secretary; Andrea Withrow were excused absences.
2. **Minutes** of the last meeting for Sept 11, 2025, were presented and accepted with one correction.
3. **Reports from Officers and Committees**
  - a. Treasurer's Report: Lori presented the Report. Nothing of concern was noted. A few questions were asked and satisfactorily answered by Lori and Jim. Jim presented a pie chart of the expense categories to show how they compare.
  - b. ACC Approvals: Joan presented several that had been previously approved.
4. **Property Manager Report**
  - a. Lori reported that 18 covenant violations went out and 3 fines for non-compliance.
5. **Unfinished Business**
  - a. Jim discuss the Reserve Study and its pros vs. cons, what level of risk the HOA has and the current amount held in reserves. The amount currently in reserves is not sufficient which puts the HOA at a medium risk of having to assess a Special Assessment in the event of a major repair /replacement.
  - b. Chucks Sprinkler will shut down the water to the HOA on Oct. 18th. Owners can shut down before using their valve or after.
  - c. Fruita Fall Leaf Pick-up will pick-up leaves in Nov & Dec. Jim is checking on the details of that and it will be posted on Facebook.
  - d. A meeting was held with Steve and Patty from Chuck's Sprinkler, Jim, Doug and Lori to determine where the irrigation lines dead-end the clean-outs and jetting connections and vents. Three new connections will be installed to better clean the irrigation lines next spring. The construction will take place approx. Feb depending on weather. The HOA gets a lot of complaints regarding the water quality. The system was not originally designed well and some of the lines go uphill & there are a few dead-ended lines Both of those cause silt build-up.
6. **New Business**
  - a. Jim presented the need for an increase to the Annual Assessment. It has not been increased for at least 15 years. The increase is to help cover increased costs due to inflation and also so that the reserves can be built up as suggested by the Reserve Study

David Bradford motioned for an adjournment and Becky Chestnut 2nd that motion. Jim adjourned the meeting 7:58pm.