

COMSTOCK ESTATES HOME OWNERS ASSOCIAT

BOARD MEETING MINUTES FOR SEPT. 11, 2025

1. **Call to Order** was made by Jim Jackson, President at 3:30 PM.
In attendance were Jim Jackson, President; Doug Yochem, Secretary; Joan Robinson, Member-at-Large; and Lori Wood, HOA Mgr. Andrea Withrow was absent. Sam Russo, Treasurer joined mid-way in the meeting.
2. Due to the fact that there was no quorum, no decisions could be made. Only discussions with those in attendance.
3. **Minutes** of the last meeting for Aug 13, 2025, were presented.
4. **Reports from Officers and Committees**
 - a. Treasurer's Report: Lori presented the Report. Nothing of concern was noted
 - b. ACC Approvals: Joan presented this month's approvals.
5. **Property Manager Report**
 - a. Lori reported that 40 Covenant Violation letters went out in Aug plus a few fines. A sidewalk impediment was discussed. it needs to go to Fruita Code compliance as the HOA has no control over the sidewalks or the streets.
6. **Unfinished Business**
 - a. National Night out was success. We served ice cream to about 140 people. The board agreed to continue Enstroms Ice Cream and having the Fruita party Bus for the free equipment it offers.
7. **New Business**
 - a. The Reserve Study his complete and will be posted on the website for all owners to review.
 - b. Those in attendance discussed how to handle the expected shortfall on the 2026 Budget. An increase to the \$150 per year assessment is warranted.
 - c. The Board discussed that CD at alpine Bank is coming due and needs to be renewed.

Sam made the motion to adjourn and Doug 2nd that motion. Jim adjourned the meeting at 4:54 pm.