

COMSTOCK ESTATES HOME OWNERS ASSOCIATION

BOARD MEETING MINUTES for Dec. 10, 2025

1. **Call to Order** was made by Jim Jackson, President at 3:04 PM.
In attendance were Jim Jackson, President; Doug Yochem, Secretary; Sam Russo, Treasurer; Joan Robinson, Member-at-Large and Lori Wood, HOA Mgr. Andrea Withrow was an excused absence.
2. **Minutes** of the last meeting for Nov 12, 2025. Sam moved to accept the minutes as presented and Joan 2nd that motion.
3. **Reports from Officers and Committees**
 - a. Treasurer's Report: Financials were not available due to an unforeseen emergency. Nov. Financials will be presented at a later time. Lori stated that there had been \$2,025 spent on payables and \$800 in receivables in the month of Nov. A few questions were discussed. The 2026 Budget was reviewed and a few changes were requested before final approval.
 - b. ACC Approvals: Joan presented one approved ACC package.
4. **Property Manager Report**
 - a. Lori stated that 42 covenant violation letters and three fines were mailed in the last month. The board approved paying the \$3,700 insurance premium for 2026.
5. **Unfinished Business**
 - a. A discussion took place regarding a home owner's irrigation line mishap. Lori called Chucks Sprinklers to investigate the issue and found that it wasn't any HOA caused problem.
6. **New Business**
 - a. The Board discussed what to include in the annual mailings and how to disburse the information. Invoices will go to owners who have requested emails via the comstockhoainvoices@gmail account that is attached to Intuit. Payments can be made online via that system using the link in the email. Some owners have requested USPS mailed invoices and will receive the invoice along with the Annual letter from the Board. Those who receive emails will receive their Annual letter via email. After emailing out the invoices, Lori will notify all that the invoices went out and to make sure they have them. This information and the Annual letter will also be put on the website & sent out as Announcement.

Sam motioned for an adjournment and Doug 2nd that motion. Jim adjourned the meeting 4:36 pm.