

COMSTOCK ESTATES HOME OWNERS ASSOCIATION

BOARD MEETING MINUTES FOR NOV 12, 2025

1. **Call to Order** was made by Jim Jackson, President at 4:36 PM.
In attendance were Jim Jackson, President; Doug Yochem, Secretary; Joan Robinson, Member-at-Large and Lori Wood, HOA Mgr. Sam Russo, Treasurer; Andrea Withrow were excused absences.
2. **Minutes** of the last meeting for Oct. 8, 2025, were presented and accepted as corrected.
3. **Reports from Officers and Committees**
 - a. Treasurer's Report: Lori presented the Report. Doug had a few question which were discussed and answered by Lori. Jim requested a few corrections on the "Contracts & Reserve " page of the financial package.
 - b. ACC Approvals: Joan presented seven approved ACC packages. Lori discussed that all years of ACC packages that she has in her files will be stored in one file drawer rather than with the year files. This will make researching easier if the year is unknown.
4. **Property Manager Report**
 - a. Lori let the board know about some collections of aged accounts. Other than that, it was a quiet month.
5. **Unfinished Business**
 - a. The Board discussed covenant violations and how to handle a few situations that arose.
 - b. Lori was asked to call the man who helps the Board with irrigation clean-out work and remind him to open the HOA owned valves this winter to reduce the amount of frozen valves.
6. **New Business**
 - a. Lori asked about the annual mailing and letter. Jim will write the annual letter with input from Doug. Lori will supply the new owner count and ACC counts for the year.

Doug motioned for an adjournment and Joan 2nd that motion. Jim adjourned the meeting 5:12 pm.