

COMSTOCK HOA
Quarterly Board Meeting
October 12, 2016

The meeting came to order at the Fruita Community Center, 7:00 PM. Those Board Members present were: Cynthia Reed, President; Bonnie Handy, Secretary; Ed Ralston, Treasurer and Scott Mackey, Board Member. Keith Schaeffer was excused. There were 20 homeowners present as well.

I. The Board Members introduced themselves

II. Bonnie read the minutes from the previous Quarterly Board Meeting. There were no corrections or additions.

III. Reports of Officers:

- a, Ed Ralston, Treasurer – He explained the revised Collection Policy. One must pay their HOA yearly dues on time. If they cannot pay, a \$25.00 fine will be assessed the following month. If the homeowner pays \$25.00, that money will be applied to the fees first, not the fine. Ed explained that when a homeowner files for bankruptcy, the HOA cannot collect outstanding debt. We lost \$1,000 when a homeowner filed for bankruptcy.
- b. Bonnie Handy, Secretary – Bonnie read her letter of resignation which stipulated that effective January 11, 2017, she would be resigning from the Board after three years.

IV. Unfinished Business:

- a. Irrigation System – Ed reported that no homeowners have complained about mud coming out of their system since work was done. Next year, we will do the inner loop. We will also do the north end. This will put us \$2,000 over. We have funds for this. Then, we will flush the system every two years..
- b. New Property Management Firm – A Better Alternative Management Company: Cindy reported that we had problems with Topline because they just didn't have the personnel to handle as large an association as we are. They also shut down on Fridays. We are having a much better response with the new company.

V. .New Business:

- a. Political Signs – Cindy reported that our covenants state that no signs can be in the Dry Pond, Round Abouts or Medians. Political Signs can be on homeowners' property only 90 days prior to elections and must be removed immediately after elections.
- b. Winterizing irrigation systems – Aztec will provide a discounted rate of \$45.00 for sprinkler winterizations to homeowners in the Comstock HOA 970-210-8608. By mid November, open your system, if it has been blown out.
- c. Election of new board members – (3 vacancies) If you are interested in being on the Board, send a letter between November 22nd and January 1. Include your name, mailing address, telephone number and your email (if one exists). This notice may be sent by email to bod@comstockhoa.net or by regular mail to our Property Management company.
- d. Our website – www.comstockhoa.net – Ed reported that our website is up and running. It is an internal website only for our HOA.
- e. Painting your home requires Board approval of colors – Cindy reported that all homeowners must get prior Board approval before painting even if they are using the same colors.
- f. Homeowner Questions/concerns/input – 3 min. limit for each person.
 1. All exterior painting must be approved by the Board.
 2. Go to our website or to the Management Co. for a copy of the covenants.
 3. Storage sheds must be set back from the fence 3 feet, painted the same color as the

house and no taller than 8 feet. The homeowner must get a permit from Mesa Co.

VI. The next Meeting will be the Annual Meeting to be held on Wednesday, January 11, 2017, at the Fruita Community Center – 7 PM.

VII. Adjournment: After a motion by Ed and a second from the audience, the vote was unanimous to adjourn the meeting at 8:12 pm.

Bonnie Handy, Secretary