

COMSTOCK ESTATES HOA
Board Meeting Minutes
June 8, 2016

- I. The meeting came to order at Bonnie Handy's house – 7:05 pm. Those present were: Cynthia Reed, President; Bonnie Handy, Secretary; Ed Ralston, Treasurer and Scott Mackey Board Member.
- II. Approval of Minutes from last meeting: After a motion by Ed and a second by Scott, the minutes were approved as read.
- III. Treasurer's Report: Ed reported that he had not heard back from Topline Management regarding his request for financial reports. The Management Fee for May, \$1,667.50, reflects Topline getting up to speed. It was mentioned that this was possibly excessive due to the fact that some information could have been transferred with computer programming instead of requiring manual data input. Ed also stated that we need to develop a capital reserve for the irrigation system, fence, landscaping, etc. before we do the 2017 Budget. We have spent more money than we have taken in for last month because we do not have many more fees to collect this year. Cindy noted that the violation fines are not showing up on the ledger sheets and asked why there were none. Ed will check with TopLine to find out why.
- IV. Open Issues:
 - a. Aztec Irrigation and Busy Beaver Irrigation: It was decided to stay with Aztec because the proposal with Busy Beaver did not address in depth irrigation/landscaping. We do need to have proof of insurance from Aztec. Ed will be in charge of irrigation with Aztec. Bonnie will be in charge of landscaping with Aztec.
 - b. Invoices for homes at 421 Gold Rush and 431 Gold Rush: Cindy reported that Larry Brach the contact for 421 Gold Rush is not the legal representative for that address. Therefore, we will not deal with him. Linda Hermanns is the legal representative of that address. Our covenants state that we are to deal with only the legal representative of each address in our HOA. Becky Price of 431 Gold Rush stated that the pipes are buried that we wanted to look at. So we will not be visiting her residence. We feel the pipes there are too small to be our main line.
 - c. Hydrovac/Irrigation Work: The first pipe they uncovered had a diameter that required Hydrovac to buy a part for \$1400. We felt that was too much money for us so they did not flush that pipe. The second pipe they uncovered was a sewer line which cannot be flushed. Ed distributed a list of the houses where the pipes will be flushed.
 - d. Signs: Bonnie will get estimates for wooden signs since stone signs are too expensive for us. The estimates we have received were for \$5,000 to \$10,000.
 - e. Board to sign letter for refund from Heritage: The Board signed a letter requesting Heritage to refund to us a rebate of \$250 for work they did not do in April during our change over to TopLine.
 - f. Keith – Contractor's Insurance: Keith was not present at this meeting. Cindy checked into insurance and stated that it is the vendor's responsibility to have liability insurance.
 - g. Work day for covenants still to be scheduled/attorney? This was tabled until a later time.
 - h. The board is receiving complaints from homeowners, a realtor and other board members that TopLine is not available to take their calls and messages are not responded to. In case of an emergency there is nobody available by phone and this is a concern.

V. New Business:

- a. Fire pits/smoke: Complaints were received about smoke coming from fire pits at 698 Cripple Creek and 459 Amelia Rose being drawn into neighbors' swamp coolers and then their houses. Ed will visit the homes of those involved on an as needed basis.
- b. Report on city training event we attended: Cindy, Ed and Bonnie attended the workshop and were introduced to the officer in charge of dog complaints, Officer Carri.
- c. Do we want to do a summer event in the park? After a unanimous vote by the Board it was determined that due to lack of participation at the Yard Sale, we will not have a summer event.
- d. Ed provided input on how to add information on to the website he has created. We still have not received the website promised by TopLine.
- d. Next meeting July 13 – quarterly meeting at Community Center: Bonnie will call the Community Center to verify our reservation.

Adjournment: After a motion by Ed and a second by Scott, the Board voted to adjourn at 9:10 pm.

Bonnie Handy, Secretary