

COMSTOCK HOMEOWNERS ASSOCIATION
Board Meeting
August 10, 2016

The meeting came to order at 7:00 pm at 518 Gold Rush Drive, Fruita. Those in attendance were: Cynthia Reed, President; Bonnie Handy, Secretary; Ed Ralston, Treasurer; Scott Mackey and Keith Schaefer, additional Board Members.

The Board Meeting Minutes from June were read. After a motion by and a second by Scott, the minutes were approved without corrections by the Board.

Treasurer's Report: Ed reported that we have \$51,365.00 . We still have some lots with outstanding balances amounting to \$4,279.69. Cindy stated that she has the name of two lawyers who deal with property liens. She will contact each and report back to the Board. She also received an email from Topline Management regarding liens. One couple owes \$995.00. She will set up an appointment to meet with that couple.

Unfinished Business:

1. Aztec trimmed round-abouts, removed shrubs in front of entrance sign and a dead bush at the northwest end of the dry pond.
2. Cindy reported that she received a grievance from 824 Jasper regarding a fine. We will excuse that due to the lack of a photo not taken.
3. Hydrovac: Ed reported that Hydrovac discovered that two drains on Cripple Creek Drive do not exist. All other pipes turned out to be 8 inch pipes. 7 sites are now complete with the flushing. We have two remaining. Hydrovac had to dig an extra seven. The total cost of their work amounted to \$13,000.

New Business:

1. Keith reported that he attended the Fruita Planning Committee Meeting. He is on their Board. He stated that several HOA's are allowing short term rentals. We told him that our covenants do not allow short term rentals.
2. Ed reported that he talked with the homeowner at 877 Jasper who is not getting adequate irrigation water due to a mistake committed by the original builder who put in the irrigation system. After a discussion by the Board, it was decided to transfer \$3500.00 to correct the system and fix his problem. After a motion by Keith and a second by Ed, the Board voted to transfer the funds. Ed will visit the homeowner and inform him of our decision.

The next Board Meeting will be on Wednesday, September 14th, at 518 Gold Rush Drive, 7 pm.

Adjournment: After a motion by Scott and a second by Keith, the meeting was adjourned at 9:07 pm.

Bonnie Handy, Secretary