

COMSTOCK HOMEOWNERS ASSOCIATION
Board Meeting
November 9, 2016

The meeting came to order on Wednesday, November 9, 2016, 7:00 PM at 518 Gold Rush Drive, Fruita, CO. Those in attendance were: Cynthia Reed, President; Bonnie Handy, Secretary; Ed Ralston, Treasurer; Scott Mackey and Keith Schaeffer, Board Members.

- I. Reading of minutes from last Board Meeting: The minutes were read by Bonnie and past by the Board with no corrections or additions.
- II. Treasurer's Report: Ed reported that he had not received October Financials from A Better Alternative Management Co. He will call them. According to his records, our expenses for October amounted to approximately \$1,061.00. We have \$105,706.78 in our account.

III. Old Business:

A. After a discussion by the Board, it was decided to take back all collections from Continental Collection Agency. After a motion by Keith and a second by Scott, the Board approved the motion. Ed will work on contacting them.

B. Barking Dog Problem – After a discussion by the Board, it was decided that we need to look into possibly having a new policy. Keith volunteered to do research on a new policy document and take it to the Municipal Judge.

C. Insurance Policy- Cindy reported that our policy for \$300,000 will be up for renewal on January 15, 2017. She will revisit our insurance policy to see if we can reduce the premium.

D. Shed Problem on Galena- That problem has been resolved since the owners moved both sheds next to the house.

E. Violation Letters- Cindy reported that the Violation Letters did not go out when they were supposed to. As a result, they have not been sent for two weeks. Also when she went on their web site she did not see our covenants. She will talk to them.

F. Aztec Invoices: Bonnie reported that Aztec sent her an email regarding two invoices that had not been paid. She told Aztec to contact A Better Alternative Management Company about the bill.

G. Next Year's Quarterly Meeting Location- Bonnie reported that she had a difficult time making a reservation at Fruita Community Center for the four General Meeting dates as they are very busy. It was decided that Keith and Ed will look for alternative meeting places for next year and report back to the Board at the next Board Meeting.

IV. New Business:

A.. Landscaping – It was decided that we will give the contract to Aztec. The path off of Comstock to Pioneer Park and the walk through on the path off Coulson to Annabelle both need to be better maintained. Bonnie will talk to Aztec about them.

B. Irrigation - We will research another Irrigation Company for 2017. We need someone who can answer all emergency calls even on the weekends. Keith and Scott will do some checking on other companies.

C .2017 Budget - We worked on the budget to be sent out in mid-December along with the proxy votes, notice of the annual meeting and the assessment billing to each homeowner.

D. Snow Removal -We have a need for someone to keep the sidewalks along Ottley and Coulson clear of snow this winter. Cindy will see if Debbie at our management company has any referrals.

E. Monthly Meetings – We need a new location for our monthly meetings. Keith and Ed will

look into this. Until further notice, our next Board Meeting will be on Wednesday, December 14, 2016, 7:00 PM at 518 Gold Rush Drive.

F. Bonnie is not sure she wants to resign from the Board since her term is not up yet. She will think about it. Since she did read her resignation letter at the last Quarterly Meeting, she may have to run for her office again if there are others who are interested.

V. After a motion by Scott to adjourn the meeting and a second by Keith, the Board voted to adjourn at 8:40 PM.

Bonnie Handy, Secretary