

COMSTOCK HOMEOWNERS ASSOCIATION  
Annual Board Meeting Minutes  
January 7, 2015

The Board Meeting came to order at 7:05 pm in the Fruita Community Center. Those present were: Bonnie Handy, President; Scott Mackey, Secretary; Cynthia Reed, Treasurer; Keith Schaefer, Board Member; David and Debi Caldwell and Katherine Gordon from Heritage Property Management Company.

1. The Board was introduced along with the HPMC representatives.
2. The minutes from the Annual Meeting of January, 2014 were read and approved after a motion by Keith Schaefer and a second by Joan Robertson.
3. Presentation of Proposed 2015 Budget: The members had several questions with regard to the Budget. Norm Noffsinger asked if the fee of our water shares at Grand Valley Irrigation had increased. Bonnie will check into that as soon as possible. She also stated that the corrected budget will be put on the HPMC website as soon as possible. Another member asked why the Heritage Property Management Company fee has gone up. David Caldwell answered that by stating that the states has passed some regulations that require more man hours. In addition, the fee has not been raised for at least three years and costs have increased. John, on Galena, asked why we couldn't put our reserve account into a different type of account other than a C.D. so that the money would be easier to use if we had an unexpected expense. The Board will look into that. He also asked if we could change the format of our budget so that it would be easier to read the income vs. expenses. Bonnie stated that we will look into that as well. Cynthia Reed also stated that the \$5,000.00 fee for the new Irrigation Project drain will be taken out of the Miscellaneous Line and have its own Line Item. Bonnie also stated that the Board came to an agreement to get three bids for every service we need i.e., Grounds Maintenance, Irrigation Maintenance. Cynthia asked homeowners that if they have work done by outside companies that is exceptional , to please forward the company's name to the Board. After a motion by Keith Schaefer and a second by Mike Paul, the Proposed Budget for 2015 was approved.
4. Old Business:
  - a. Irrigation Project – Cynthia Reed
    1. She explained that the City of Fruita will be tearing up Ottley Avenue this Spring. We will work with them at that time to install a drain in the backyard of 770 Gold Rush Drive. The new drain will flush the system and remove accumulated mud.. Ottley will be torn up from 17<sup>th</sup> Road to the other side of The Oaks according to the Fruita City engineer, Chris Demmel. Scott Mackey stated that the water should not be turned of for more than ½ to 1 full day during the process. Bonnie said that Ottley would be closed to traffic during the entire project and that we will have to use Galena and/or Mica to access Comstock Estates. This project is solely dependent on the City of Fruita receiving grant money for it. We will share the cost for the drain connecting into the City line. The sidewalk by the Dry Pond on Ottley will also be changed.
  - b. Perimeter Fencing:
    1. Ownership of the perimeter fence belongs to the Homeowners' Association not the individual homeowners. Therefore, costs will not be charged to them.

5. New Business:

a. Resignation of Board Member Rich Lopez

Bonnie stated that Rich has resigned due to illness.

b. Neighborhood Watch – Cynthia

Cynthia stated that the Neighborhood Watch needs to be re-done. Many of the block captains have changed their email addresses or moved away. She has re-organized the program into blocks. Each captain would have just their block, but both sides. This would enable them to watch the individual houses and help the homeowners if they were having any problems. She will need 21 volunteers. Several people signed up at the meeting, but we still need many more. There will be a training meeting for the captains. With the advent of smart phones, social media and 911 Alert on your phone, we don't need to have Neighborhood Watch for alerts.

6. Nomination and election for new Board Member to replace Rich Lopez.

Ed Ralston's name was placed in nomination. No other names were put in nomination.

After a motion by Cynthia and a second by Joan Robinson to elect Ed Ralston, he was elected to the Board.

7. Questions from the floor.

a. At future Annual Meetings, place the voting of the Proposed Budget at the end of the meeting so that the audience can have a chance to know what each item entails.

b. One homeowner asked if there was anyone who did snow removal. Frank Garcia's name came up and his address was given out with the stipulation that he only volunteers and not on a regular basis.

c. Robb Cribbs suggested that the interior of fences be coated with a preservative against water damage. He will come up with a bid and get back with us.

8. Door Prize Drawing.

a. Katherine Gordon of HPMC drew two names for the two door prizes – a \$50 gift certificate each. Winners were Paul Roberts and Ryan Cleft.

9. Next meeting will be on April 8, 2015, 7 pm. at the Fruita Community Center.

10. Adjournment: After a motion for adjournment by Anna Mae Tanner and a second by Keith Schaefer, the meeting was adjourned at 7:35 pm.

Bonnie Handy, President