

COMSTOCK HOMEOWNERS ASSOCIATION
Board Meeting Minutes
May 11, 2016

The meeting came to order at 7:03 PM at Bonnie Handy's house. Those in attendance were: Cynthia Reed, President; Bonnie Handy, Secretary; Ed Ralston, Treasurer; Scott Mackey and Keith Schaeffer Board Members.

- I. The minutes were read and approved with one correction. The outstanding amount in the Treasurer's Report was \$11,989.67.
- II. Treasurer's Report: Ed and Cindy reported that our C.D. has been cashed out and the money put into our checking account. Ed reported that our income year to date is \$49,166.35. Our expenses year to date are \$8,615.17, leaving a net income of \$40,551.18.

III. Old Business:

a. Aztec:

Cindy reported that we had received three invoices from Aztec in May. Two were for repairs to the irrigation system and one was for maintenance of the landscaping for the month of April. After a lengthy discussion on what constitutes the HOA's responsibility and what part is the homeowner's responsibility, it was determined that the HOA's responsibility ends at the stub in the ground and the homeowner's responsibility begins at the stub and continues to the pump. Therefore, Invoice #6565 and Invoice #6566 are Homeowner expenses. They will be charged accordingly. If the homeowners do not pay their bills in a timely manner, their water will be capped off at the stub and they will no longer be able to water their lawn with irrigation water.

1. Specs & Contract- Irrigation: Billings/Performance – It was decided that the Contract must be reworked. Board Members had some complaints about no service on weekends and use of improper materials. We will table this topic until Scott gives us the bid from Busy Beaver Irrigation.
2. Specs & Contract- Landscaping: Performance – The Board is satisfied with the job that is being done on Landscaping.

b. Transfer from Heritage – ask for partial refund:

Cindy reported that Heritage did not honor their end of the agreement for April. They did not send out letters to all homeowners notifying them of the changeover of management companies, as well as delivering all materials to TopLine. TopLine was told to come and pick up the materials and got no assistance with the transfer from Heritage. The Board felt that we should get a refund of \$250.00 from the \$1,000.00 that was paid to Heritage for the month of April. Heritage ended all work for Comstock Estates HOA one week before the end of April.

c. Signs – Ed presented new signs to be used at the three entrances of Comstock Estates. They are very heavy “sandwich” type boards with white boards with rain protection on either side that can be wiped off. They cost \$100.00 plus tax each. It was decided that they must be chained down so that they don't disappear due to wind or vandals. It was decided, after a motion by Scott, a second by Bonnie and a unanimous vote by the Board, that Ed will purchase three of them.

- d. Irrigation – Ed reported that he had talked with Precision Hydrovac and Jetter Services, Inc.. They are a company who will flush out the irrigation system and then suck back out the water into their truck. They estimated that the procedure will cost \$10,000.00 to enter our system at

nine different points.

The Board voted to hire them after a motion by Keith and a second by Scott.

e. HOA website – Ed handed out a Proposal for Announcements for the HOA website. There are six steps to follow. The title of the announcement will appear on the website.

f. Work day for covenants – Cindy Cindy requested that everyone watch the YouTube video from the State again. When everyone has done so, she will schedule a Work Session for the Board. Ed suggested that we use Andrew Teske of Grand Junction for our Covenant Lawyer.

IV. New Business:

a. Violation Letters – Cindy reported that Topline is giving homeowners one year from their first violation, rather than from the beginning of the year to start over.

b. Violation Fines – Cindy stated that we must reconsider the amount of fines at our Work Session. She gave an example of Planter's Creek HOA where they charge \$25.00.

c. Billing for damages to irrigation system by homeowners – 723 Jasper. The Board determined that the homeowner is financially responsible from the stump coming out of the ground to and including the pump.

d. Noxious weeds – Cindy reported that the City will pull noxious weeds from your lot once they determine that the weeds are noxious.

V. Next Meeting: The next Board Meeting will be Wednesday, June 8, 2016 at 518 Gold Rush Dr. at 7:00 PM.

VI. Adjournment: The meeting was adjourned at 9:13 PM.

Bonnie Handy, Secretary