

Comstock Estates HOA Quarterly Meeting Board Meeting Minutes

October 11, 2017

The Meeting came to order at 7:05 pm at The Fruita Community Center. There were 15 households present. Cynthia Reed, President; Ed Ralston, Treasure; Bonnie Handy, Secretary and Keith Schaeffer, Board Member were all present. Lori Wood of Greystone Management Company was also present.

The minutes from the previous Quarterly Board Meeting were approved as read.

Treasurer's Report: Ed reported that the total income for September 2017 was \$4,533.19. September income year to date was \$60,387.73 which reflected an insurance refund.

Unfinished Business:

Irrigation - Ed reported that we haven't heard from Elmwood Lateral when the water will be turned off for the winter. Cindy will send out an email to those on her email list when she knows – she encouraged those who aren't on her list but want to be to provide her with their email address after the meeting. Bonnie will put out the signs at each entrance also.

Fence – Cindy reported that the fence contractor stated that he would walk the entire fence with her from the north end at Coulson and over to the Oaks evaluating the condition of each section and give us a bid on what needed to be done. That fell apart – he wouldn't keep in contact. No new progress.

Sign - Bonnie reported that to have smaller wooden signs placed at each of the entrances on Coulson would cost \$625.00 each. No decision was made at this time.

Website – Cindy reminded us that we have a website and encouraged everyone to use it. www.comstockhoa.net FAQ's are on the website along with the full set of minutes, covenants, policies, etc. and the Board's email addresses.

New Management Company – Cindy introduced Lori Wood of Greystone Management Company so folks will see her. She asked homeowners to keep her updated on their information so she can contact them in case of emergencies and for billing purposes.

Dry Pond –It had a fungus and was sprayed, which improved it.

Weeds along Coulson, north of Micah – After the city's code enforcement head stated that the city didn't mow those weeds, they have mowed them.

Lawyer – We are trying to find a new lawyer to be our “forever lawyer” and believe we have done that. The lawyer will be assisting us in our collection of past due accounts. In a prior meeting with a lawyer, we discovered that if a covenant had not been enforced for a

year or more, then if the Board begins to enforce it, they must “grandfather in” all of the homeowners who would normally be in violation of that covenant and only enforce it on new violators. This is in relation to last quarterly meeting's discussion about covenant Section 9A.09 lawn ornamentation.

New Business:

At Lori's request, the Board decided to move \$80,000.00 to a Money Market account that she doesn't have access to. At this time, the signers are the President and the Treasurer of the HOA.

Resignation – Bonnie Handy is resigning effective January 10, 2018, after four years on the Board.

Cynthia Reed's term as a board member is over effective January 10, 2018 and she has decided not to run for the position again. That means there will be openings for Board Members. Cindy stated that if you are interested in running for the Board according to Covenant 2.2.3, Nominations for election to the BOD may be submitted to the Secretary, in writing, by any member or director not fewer than ten (10) nor more than fifty (50) days prior to the election date. The election date will be the annual meeting, January 10, 2018. If you are interested in being on the Board and want to know more, please contact one of the Board Members. You will find their email addresses on our website.

One question came from the floor – Residents are parking their RVs on the street with the slide-out open which is causing the streets to be blocked. How can we get the city police to assist in enforcing the on street parking rule. The homeowner said that when she has contacted the Fruita Police they are not willing to do anything about it and claim it is a HOA problem, which it is not. Our covenants have nothing in them about parking on the street, which is city property. Lori suggested letting the police know that the RVs block access by emergency vehicles like the fire engines and ambulances which need access to homes.

Adjournment - The next meeting will be on November 8, 2017. This meeting adjourned at 7:50 pm.

Bonnie Handy, Secretary