

## COMSTOCK I-bA

### QUARTERLY BOARD MEETING MINUTES

JULY 8, 2015

The meeting came to order at 7 PM in the Fruita Community Center. Those in attendance were: Bonnie Handy, President; Ed Ralston, acting Secretary; Cynthia Reed, Treasurer; Scott Mackey and Keith Schaefer, Board Members.

I. The Board Members introduced themselves.

II. The April Quarterly Board Meeting Minutes were read and approved unanimously by the Board after a motion by Keith Schaefer and a second by Ed Ralston.

III. Old Business:

a. Community Night Out - Bonnie stated that it will be held on the second Tuesday in August, August 11, at Pioneer Park. A homeowner asked where the park was located. Bonnie stated that it was bordered by Silverplume, Pioneer, Comstock and Galena streets in Comstock Estates. Bonnie mentioned that a religious group will be holding an event next week similar to Community Night Out. Cynthia said that she had helped out there last year. Bonnie asked her if it was well attended and what games were organized for the children. Cynthia stated that the event was well attended. Pulled pork was provided and the other food was supplied by the attendees. Bonnie asked how many would be interested in attending. Three people raised their hands. Last year's Community Night Out had both the Police and Fire departments in attendance. The Police Dept. brought their police dog.

b. Violation Letters and Liens - Cynthia explained that if you are in violation of a covenant, you will get a courtesy letter. You have thirty days to correct the violation. If it is not corrected in 30 days, you will get a second letter with a \$75 fine. After thirty more days, if the violation is not corrected, you will get a third letter and be fined \$50 per day plus the \$75 fine until the violation is corrected. Cynthia explained that we aren't trying to be harsh with people, but rather want our area to be enhanced with an orderly appearance. We have a payment plan if you cannot pay the fine all at once. If you don't get a payment plan or pay the fine, it will go to collections. If you still don't pay, a lien is put on your house. A person from the audience asked how long cars, trailers, and boats can be parked on the street. Cynthia said the vehicles can be parked 72 hours without moving them according to the Fruita City Ordinance. If a homeowner is in violation of the City Ordinance, the police must be called.

c. Neighborhood Watch - Cynthia stated that Gary Younger with the Fruita Police Department is our representative. She said that she is having much difficulty getting people to volunteer for Block Captains. Block Captains should have 12— 15 people on their block to keep informed of events occurring with Comstock Estates. Currently, Ed Ralston is working on a Web Site to be used by Comstock Estates listing messages pertinent to residents. It is not quite ready at this time.

d. Stone Entry Signs - Keith stated that we are looking at putting a monument sign at the entry of Comstock Estates at Ottley made out of stone and signs at the other two entrances on Coulson. A person from the audience questioned the expense of doing that and felt what we had was fine. Cynthia pointed out that the current sign is cracked so we do need to replace it. We will try to do this

as economically as possible. The homeowner felt we should not spend unnecessary monies, but save all our money to be spent on the irrigation system when repairs occur. Another homeowner felt we should trust our Board to spend the money wisely.

e. New Valve - Ed explained that we had \$5,000 budgeted for a new valve at the end of our development next to Ottley on Gold Rush Drive. When the problem was solved, it cost us only \$1018 and we didn't need the valve. It will be returned and the money deducted from the \$1018. Scott explained that it is our hope to open that new valve and drain the mud from the system that accumulates in the system.

#### IV. New Business:

- a. Signs re: Water off and on - Bonnie explained that it is difficult to get notification to residents sometimes when there is a water problem. Cynthia said that she can send emails through Neighborhood Watch, but she doesn't have enough Block Captains plus not everyone has a computer. She asked Ed to explain in more detail the web site he is working on. It would be a web site only for Comstock Estates residents. They would go to it when they needed to find out if the water was on or off, for example. Also, there would be a place for residents to go with a grievance called "Sound Off". Neighborhood Watch would also be on that web site.
- b. Painting of outside of homes - Cynthia explained that the covenants state that "moderate" colors should be chosen. Homeowners need to have their paint chips approved by the Board prior to painting.
- C. Weeds in gravel along Coulson - Bonnie explained that the City of Fruita is responsible for the weeds outside the fences on Coulson, north of Mica. The City is not punctual with keeping the weeds down there, so if you live on Jaspar and have a backyard backing up to Coulson, you need to call the City with your complaints.
- d. Burglaries - A question came from the audience re: burglaries. Cynthia explained that yes we have had break-ins in garages. You must lock your garages and the doors going into your houses from the garage. Scott discussed a video on line that shows how easy it is to break into a garage.
- e. Lawn Mowing - L.D. Announced that his son, John, is now in the lawn moving business.
- f. Sprinklers - Scott explained how important it is to maintain your system by cleaning the screens and the sprinkler heads.

V. Next Meeting will be on Wednesday, August 12, 2015 at Bonnie's house, 518 Gold Rush Drive, 7 PM.

VI. Adjournment: After a motion by Keith and a second by Scott, the meeting was adjourned at 8:06 pm.

Bonnie Handy  
President.