

COMSTOCK HOA
Annual Board Meeting Minutes
January 11, 2017

The meeting was called to order at 7:10 pm. Those Board Members in attendance were: Cynthia Reed, President; Bonnie Handy, Secretary; Ed Ralston, Treasurer; Scott Mackey and Keith Schaefer Board Members. Debbie Campbell from our management company, A Better Alternative, was also present and handled the sign-in and proxies. The meeting was held at the Fruita Community Center. There was not a quorum present so we couldn't vote to fill the two vacant board positions due to the end of terms for Ed Ralston and Scott Mackey.

- I. The Board introduced themselves.
- II. Bonnie read the minutes from the previous Annual Board Meeting dated January 2016, there was one correction on the possible cost of the new sign – not a million dollars. Minutes were approved as amended.
- III. Treasurer's Report: Ed introduced the 2017 Budget and stated that we would vote on it at the end of the meeting. The Elmwood Irrigation has raised its fee as they are improving the system. Ed reported that our irrigation system now has 9 access points that we can use to drain out the muck. He explained that our budget for Legal and Accounting has increased because we will need an attorney to be involved with collections. Also, we still have approximately over \$7,000.00 in unpaid fees due to the Association. We have collected approximately \$4,000, but have an additional \$4,000 from 2016. Cindy stated that we would discuss the lowered price of insurance later in the meeting.
- IV. New Business:
 - A. Cindy reported that part of our fence on Coulson suffered damage when a car slid into it during the most recent ice storm. The driver reported it and we have their name and insurance information. Debbie Campbell with our property management company has received 2 bids for the repair work, one at about \$1400.00 and another at about \$3,000.00. She will work with the insurance company to move forward with this.
 - B. Insurance Policy – Cindy stated that we have a new insurance policy for liability. After a question from Ed, it was decided that we must revisit it at our next Board Meeting in February.
 - C. Renewal of Irrigation and Landscaping Contract with Aztec. Cindy reported that we have renewed their contract. Frank Gonzales stated that he had concerns with their inability to be available for emergencies on the weekends. It was discussed that Ed will shut off and turn on the water for emergencies to save us the extra fees and to expedite the process since Aztec only guarantees same day service. Aztec will repair the HOA problems but homeowners are free to call any company of their choice for their own irrigation systems.

D. Snow Removal: Cindy reported that we have hired Richard Romero for snow removal on sidewalks along Coulson and Ottley. Scott will call him when he is needed... Cindy also stated that he is available to shovel for individual homeowner at \$25.00 per house. His number is 970.234.0833.

V. Budget Approval: After a motion by Keith Schaeffer and a second by Scott Mackey, the 2017 budget was approved by a unanimous vote of the members present.

VI. The next meeting will be a Quarterly Meeting to be held at the Fruita Community Center at 7:00 PM on April 12, 2017. Cindy stated that we do meet each month at 7:00 pm on the second Wednesday. The location is at 456 Kokopelli Dr., Fruita, CO. After the drawing of two gift cards, a motion to adjourn was made by Keith Schaeffer with a second by Ed Ralston and the meeting was adjourned at 8:15 pm.

On Thursday, January 12, 2017, Cynthia, Keith and Bonnie met to vote on Scott Mackey and Ed Ralston renewing their Board Member status for three more years. A motion was made by Keith Schaeffer to accept both men for another 3 year term each, motion seconded by Bonnie Handy and a unanimous vote for the motion filled the vacant board vacancies.

Bonnie Handy, Secretary