

COMSTOCK HOMEOWNERS ASSOCIATION  
Board Meeting Minutes  
March 9, 2016

The Board came to order at 7:02 PM at Bonnie Handy's home. Those present were: Cynthia Reed, President; Bonnie Handy, Secretary; Ed Ralston, Treasurer; and Board Members Scott Mackey and Keith Schaeffer.

- Reading of Minutes: After a motion by Keith with a second by Scott, the minutes were read and approved.
- Treasurer's Report: Ed gave the report and stated that we have a Total Cash amount of \$126,890.38 as of the end of February. The outstanding amount, as of January, is \$56,295.67.

Our C.D. will mature in April.

Old Business

a. Decision on Past Due Policy

i Liens: If the delinquent owner fails to comply with the payment plan or fails to remain current on regular assessments during the plan, the HOA may then immediately pursue legal action.

- ii Collections: According to Heritage, whenever an account becomes delinquent, the Homeowner gets a letter from Heritage offering the chance to set up a Payment Plan and a notice that they are being sent to collections. If the Homeowner does set up such a plan but fails to follow the Payment Plan then the Board will follow the rules as set in the covenants to pursue immediate payment of the outstanding balance. Continental Collection Agency out of Denver is our collection company. The Homeowner must pay the cost of the process of going to collections. We must discuss this with an attorney and check with the State policy. Cindy will research our previous policy on past due accounts. Then the Board will vote on it. Our current plan as stated in the covenants says 30 days late, late fees – 90 days late collections, - 120 days late, a lien.

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b. Renewal of Website (expires 5/2/2016)

- After a motion by Keith and a second by Cindy, the Board voted to renew the Website for two more years. The Board also voted to reimburse Ed for the costs of setting up the Website.
- c. Irrigation Project: Ed reported that Tom Watson Construction will look at the project and get back to us regarding cost.
- d. Tax Returns: Heritage Property Management files the Tax Returns. Cindy has copies.
- e. Entrance Signs: Keith reported that he is waiting for an estimate and will do more research. He will get back to us at the next meeting. The sign will be perpendicular to Ottley with words on both sides and installed close to where the sign is now.
- New Business
- a. Elmwood Lateral Meeting – Scott: He reported that he attended the last meeting. They are not raising rates. They are planning to put in a new valve to have more sections so that we will not have to shut down the entire system when there is a problem. The system will be turned on in early April. Therefore, we must close valves the end of March so that we can flush out the pipes. Scott will notify Cindy when we can post signs for closing valves for the Flush Out.
- b. Possible New Fines – Trash: After a motion by Cindy and a second by Scott, the Board passed the following motion: A fine of \$75 for repeat violations in a 12 month period. After a motion by Keith and a second by Ed, the Board set up a new contract with new “Peepers” to do violations at \$200.00/month..

- c. Yard Sale? Bonnie stated that she will set up the Yard Sale in April and involve Comstock West HOA and Queens HOA also.
- d. Weed Spraying/Pruning Schedule? Scott will call them and find out when they are scheduling these services. Note that the round-abouts must also be pruned.
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Next Board Meeting: Keith suggested that we have a meeting the first Wednesday, April 4, for just the Board Members. That will be at 7:00 pm at Bonnie's house.

The Quarterly Meeting will be held on April 13, at 7 PM, at the Fruita Community Center. Bonnie will reconfirm with the FCC and post signs at the three entrances one week before the meeting.

Adjournment: After a motion by Keith and a second by Scott, the Board adjourned the meeting at 8:55 pm.

Bonnie Handy, Secretary