

COMSTOCK HOMEOWNERS' ASSOCIATION
Quarterly Board Meeting Minutes
April 8, 2015

The Board Meeting came to order at 7:00 PM in the Fruita Community Center. Those Board Members in attendance were: Bonnie Handy, President; Scott Mackey; Ed Ralston, Secretary; Cynthia Reed, Treasurer and Keith Schaeffer. There were also about a dozen or so residents.

- I. Pledge of Allegiance – Those in attendance joined the President in reciting the Pledge of Allegiance.
- II. Approval of Annual Meeting Minutes – After a reading of the Minutes, a motion was made by Ed Ralston and a second by Keith Schaeffer for approval. The vote passed unanimously.

III. Old Business:

A. Fruita City Code Enforcement Department Request – Cynthia

Cynthia stated that she filled out a form from Fruita and sent them an email with the information that they requested. Bonnie also hand delivered a hard copy of the information.

B. Update on Chuck's Sprinkler Service – Ed

Ed stated that we didn't get three estimates for the Irrigation System this year in time.

Therefore, Chuck's Sprinklers will continue their contract with us for this year and we will ask for bids in November for 2016. Ed reminded those present that once the water is turned on, the homeowner is responsible for the water on his property. He can call Chuck's or another company to fix any problems.

C. Irrigation Project – Ed

Ed stated that we will have to shut down the system after it has been turned on for about three days. We will have signage regarding this and also it will be posted on the Heritage Property Management Company Web Site. A person from the audience requested a phone number for Chuck's Sprinkler Service. It is

D. Water – Scott

Scott stated that all homeowners must have their main valves shut off prior to Monday, April 13th. On April 13, the homeowners may turn on their sprinklers, and keep checking with the Heritage Web Site and the signage at the exits to our area to see if there are any problems resulting in the system having to be turned off again.

IV. New Business:

A. Repair of Entrance Sign – Cynthia

Cynthia stated that she contacted the company that made the sign. They will repair it, but they must remove the sign and lay it down flat. This will be done when the Ottley Street construction is completed. The sign will also state that we are a covenant community. We also plan to have signage on the fences by each entrance on Coulson Street, as well.

B. Neighborhood Watch – Cynthia

She stated that she is busy with tax season at present, but after it is over, she will resume getting more volunteers signed up

C. Trees planted too close to fence on Coulson Street – Cynthia

Cynthia stated that some homeowners have plantings too close to our fence on Coulson and Ottley and they are pushing against the fence. They must do some trimming so that the fence is not damaged. The HOA has just finished repairing all the fences along Coulson and it is very costly. We don't want to do that again for sometime.

D. Questions from the floor: Someone asked if we needed volunteers to help with making sure there are no leaks when the water is turned on Monday. We asked for volunteers to sign a sheet with their phone numbers so that we can call them when we are ready for them. Frank Gonzales and L.D.'s son John both volunteered to help us.

John also alerted us to where we must check to see that the line is not clogged up with debris from the farmers farms. He said a squeegee must be used at that point which is located on 17.5 Road. We can get one of those from the Coop. Frank will show us the location. We will store the squeegee in the storage shed at the Dry Pond. Bonnie will have a key made to the Pump House for Frank.

The next Quarterly Meeting will be on Wednesday, July 8th at 7 pm at the Fruita Community Center.

After a motion by Keith Schaeffer for adjournment and a second by Scott Mackey, the vote was unanimous and the meeting ended at 7:30 pm.

Bonnie Handy, President