

Comstock Estates Home Owners Association
Annual Meeting Minutes – Jan. 10, 2018.

The meeting was called to order by Cindy Reed, President, at 7:05pm at the Fruita Recreation Center, meeting room.

After a count of those in attendance and the proxies that had been sent and compared to the number of homeowners that are eligible to vote (owners who are in arrears cannot vote), it was deemed that the number for a quorum was not met.

President Cindy Reed took the floor:

- Cindy made introductions of the current Board of Directors in attendance: Scott Mackie, Ed Ralston, and Keith Schaffer. Bonnie Handy, Secretary was absent due to illness. HOA Mgr., Lori Wood was also in attendance and acted as Secretary pro-tem.
- She let all know that the Proxy forms, proposed Annual Budget, proposed Collection Policy along with a notice of Annual Assessments were included in the Annual Mailing that were mailed about mid-December.
- The minutes from the last Board of Directors meeting from Dec 13, 2017 were read. One correction to those minutes included: Bonnie Handy has been on the board for 5 years.

Treasurer's Report by Ed Ralston

- Plenty of money in both accounts. We are in good shape. We overspent on the budgeted amount for the Irrigation project, but we have received lots of compliments about the water quality and future flush-outs and repairs will be easier with the newly installed flush-out taps.
- We received a refund from an overcharged amount by the HOA insurer of approx. \$4,000.
- At some point, it is the goal of the Treasurer to be able to request a reduction in dues from the current \$150/year.
- Ed presented the proposed budget. It includes \$30,000.00 for the perimeter fence repair/replacement. The ongoing irrigation repair costs will be reduced due to the access points for flushing.

Questions from the floor

- A discussion took place regarding the large expense item on the budget. It was explained that it is for the replacement/repair to the subdivision owned fence along Coulson and Ottley.
- A question regarding the Reimbursable Expense item of \$1,000 on the Budget? It is the HOA attorney retainer fee that is held in deposit with the attorney's firm and refundable at the time we no longer a client of that firm. Other reimbursable expenses include the room deposit for the Annual Meeting.

Cindy Reed to the floor again:

- She thanked Ed for his continued hard work in collecting the outstanding assessments & fees. She commented on the willingness to work with the Board of Directors by the HOA Mgr.
- She discussed the reason that she volunteered for the board of Directors was to improve the irrigation system.
- A discussion about the meeting not having a quorum so the Budget cannot be approved, and the 2017 Budget will be used.
 - Question from the floor: Could the ballots be mailed next year. Cindy said that a large mailing with lots of info & signs were put out to inform the home owners & invite them to the meeting.
 - Ed encouraged participation to have your voice heard.

Cindy introduced the volunteers for the Board:

Jim Jackson was introduced as a candidate for board member.

- Keith Shaffer will be running for another 3-year term.
- Cindy requested a volunteer from the floor to complete Bonnie Handy's term as Secretary. Robert Handford, is a new homeowner and volunteered to complete the remaining one-year term.
- Cindy asked for a motion to accept the 3 volunteers to the Board. Linda Morehouse made the motion and Norm Nelson 2nd the motion. There was a unanimous Yea vote to approve the volunteers as new board members.

The next Quarterly meeting will be on April 11, 2018 at the Fruita Recreation Center. Monthly meetings are open to the Home Owners on the 2nd Wednesday of each month at 7pm at the Canyon View Worship Center.

Keith Shaffer talked about the Board trying diligently to collect the past due amounts owed to the Association.

Cindy Reed held the drawing for the two \$50 Gift Cards. Winners were Gary Younger and Jim/Arlene Jackson.

Cindy introduced the guest speakers:

- Garrett Henderson, Corporal with Fruita city Police. He discussed that Fruita City had completed a survey which showed that there was a 78% approval rating. The police Department wants to improve the high turn over within the Fruita PD. He acknowledged the strained relationship with the Comstock Estates Subd. The police department would like to improve that. The speed sign that was placed on Coulson was due to a request form Comstock. Garrett encouraged the homeowners to take one of his business cards and to use the email address on them to bring problems to the attention of the P.D. Garrett asked for other suggestions from the floor:
 - A homeowner mentioned that cars don't stop at the circle at Galena and Comstock well enough. Garrett responded with the only way to correct that was to have a patrol car monitor the intersection.
 - A home owner thanked the P.D. for how they handled an incident with some local youth and followed up by letting the home owners know what the problem was.
 - Neighborhood Watch was discussed. Garrett encouraged the development of a Neighborhood Watch & is willing to help establish one.
 - Cindy asked about the new park going in near the SW of Comstock and how will it affect the subdivision.

Cindy introduced Office Bob Bonner, Resource Officer.

- He said a new code enforcement officer needs to be hired. He said that not one code violation has been received from the Comstock Estates Subd.
- Officer Bob introduced the newest & youngest officer to the Fruita P.D., Officer Chilcott.

Keith Shaffer thanked Cindy Reed for her dedication to the Board of Directors and the Subd. Robert Handford also thanked Cindy.

Respectfully Submitted by:

Lori Wood, Acting Secretary