

COMSTOCK ESTATE HOA
Board Meeting Minutes
November 8, 2017

The meeting was called to order at 7:00 pm in the church offices. Those present were: Cynthia Reed, President; Ed Ralston, Treasurer; and Keith Schaefer Board Members. Garrett Henderson, a Corporal with the Fruita PD was also present for the first part of the meeting. Officer Henderson is interested in improving the contacts between the community and the PD for the betterment of the people in Fruita. We discussed his upcoming presentation at the January annual meeting along with the changes in the PD's staffing and responsibilities.

- I. Reading of the Minutes from the October Board Meeting were read and no corrections or errors were found.
- II. Treasurer's Report: Ed stated that we have collected \$60,595.14 by the end of October. He pointed out that we have had a cash flow decrease of \$2,726.18 for the month of October. He reported that we still have four homeowners still owing from prior year receivables. We now have 16 past due accounts for 2017. The 4 homeowners who still owe from prior years also haven't paid in 2017 and are included in the 16.
- III. Old Business:
 - A. We were advised to put \$80,000 of our reserve funds into a Money Market account. The President, Cynthia Reed, and Ed Ralston, Treasurer, opened the new account at the Alpine Bank in Fruita and are the signer on this account.
 - B. Replacing board members. Keith has decided to run for his position on the board again at the annual meeting. Both Cindy and Ed have contacted homeowners with hopes that some might volunteer to be on the board without success. It was decided to write a letter to be sent out with the December mailing providing some information about the board and encouraging those interested to step forward. Detailed info on how to submit a name for consideration will be in the letter.
 - C. No report on painting the pump house, which may now need to be done in the spring due to the weather turning cooler. Also no word on the pump house door repair.
- IV. New Business:
 - A. The irrigation water was shut off October 20th. Cindy received an email from the Elmwood Lateral Ditch Co. that the ditch would be drained on the 27th of October and completely shut off on the 28th. Someone on the board will need to be the new contact with the ditch company next year as Cindy will no longer be on the board.
 - B. Ed Ralston, Cynthia Reed, and Lori Wood met with Brian Burns of the law firm Rider & Quesenberry, LLC in regards to Mr. Burns becoming our new lawyer. We were presented with a contract which the board approved and which was signed by Cynthia as President of the board. The legal firm will begin to send out the letters in regards to our collection policy, which was mailed to each homeowner last year in October. All legal fees for this work will be charged to the homeowner who is behind in their payments to the HOA and will not be borne by the other homeowners in the HOA.
 - C. Bonnie has paid the fees for the use of the Fruita Community Center for our Annual Meeting and Quarterly Meetings in 2018.
 - D. A motion was made by Ed Ralston and seconded by Keith Schaefer to use registered USPS mail for any homeowner's mail if that homeowner owes more than \$200.00. The motion

passed. There are also some homeowners who are stating they do not receive their mail from us and we will begin to use this method for them also. The cost of this will be added to the homeowner's account.

Respectfully submitted,
Cynthia Reed
Acting secretary