

COMSTOCK HOMEOWNERS ASSOCIATION
Board Meeting Minutes
December 14, 2016

The meeting came to order on Wednesday, December 14, 2016, 7:14 pm, at 456 Kokopelli Blvd., Fruita, CO. Those present were Cynthia Reed, President; Bonnie Handy, Secretary; Ed Ralston, Treasurer; Scott Mackey and Keith Schaeffer, Board Members.

- I. Reading of Minutes from November's Board Meeting: The minutes were approved without any errors or omissions.

- II. Treasurer's Report: Ed reported that Total Income for the year through November was \$54,167.04. Total Expenses were \$37,906.16. We took in \$15,000.00 more than we spent. Ed also listed November 2016 Receivables. Several homeowners owe \$25.00 from the beginning of the year. We will send out bills to those people. In January 2017, Ed will get with A Better Alternative Management Company to start collecting outstanding bills.

- III. Old Business:
 - A. Aztec: Irrigation Contract - Performance/New Bid
Landscaping Contract – Performance/New Bid
After a first motion by Scott and a second by Keith, the Board accepted both bids from Aztec for irrigation and landscaping.
 - B. Insurance: Cindy reported that there were three types of Insurance for our HOA – Board Only, Board and HOA Liability and Board, HOA Liability and HOA Property. After a discussion the Board voted to insure the Board only with a \$1,000.00 deductible. We will get quotes on the other two types at a later date.
 - C. Meetings with A Better Alternative Management Co.: Ed met with Debbie and discussed Financials. He is working with them. Cindy also met with Debbie concerning covenant and policy violations. It was decided to not send fine letters certified mail. That will save us some money.
 - D. Irrigation Project: Two relief valves were installed at the north end of Jasper Drive. Once the water is turned on this spring, HydroVac will flush out mud in the lines. Scott will flush out other relief valves at that time as well.
 - E. Collections: We will not give the collection company anymore collections. Our business with them has not been satisfactory. We will continue to pursue unpaid fines/fees per our collection policy put into place this year.
 - F. Snow Removal: We are still looking for a company who will remove snow on Coulson and Otley Avenues. Cindy asked for additional help on this topic. Bonnie will try to find someone.

IV. New Business

- A. Keith – Dog Policy: We will table that topic until February 2017.
- B. Budget – We made some changes in the Proposed Budget for 2017. It will be mailed to all homeowners in the December mailing so that it can be approved at our Annual HOA Board Meeting in January.
- C. Information for annual meeting mailer: Cindy stated that the following should be included in the December Mailing to all homeowners: One proxy, Meeting Location, Copy of Proposed

Budget for 2017 and Homeowners running for Board along with the Assessment Billing. Since A Better Alternative takes payment by credit card we will ask for that information to be included on the billing statement. Also a line stating that the payment is due by the end of business on January 31st and late fees will be charged for any payment made after that time per our collection policy.

D. Board Nominations: Bonnie is not going to resign. Scott and Keith are will run again for 2017.

V. Next Meeting

The next meeting will be on Wednesday, January 11, 2017, 7 pm at the Fruita Community Center.

VI. Adjournment

After a motion by Keith and a second by Ed, the meeting was adjourned at 9:18 pm.

Bonnie Handy, Secretary