

COMSTOCK ESTATES H O A
Board Minutes
April 13, 2016 Quarterly Meeting

The meeting came to order at 7:00 PM in the Fruita Community Center. Board Members in attendance were: Cynthia Reed, President; Bonnie Handy, Secretary; Ed Ralston, Treasurer; Scott Mackey and Keith Schaefer Board Members.

I. Welcome and Introduction of Board Members

II. Reading of previous Board Meeting: The audience read the minutes to themselves. There were no questions or errors. Ed Ralston made a motion to approve the minutes. Keith seconded the motion and the Board passed the motion.

III. Reports of Officers:

a. Ed gave the Treasurer's Report – As of the end of March, the HOA had \$127,879.30 in the treasury. As of the end of March, income totaled \$38,544.12. Total money outstanding is \$7,306.50. Twenty people are in arrears.

b. Scott Mackey stated that Elmwood Lateral is improving the system. Cindy reported that she got a phone call from them today explaining why there is no water in the ditch. They stated that they have had to order a special part that will be mailed to them once it is made. Scott said that we will flush out the pipes once the water is in the ditch for three days before the homeowners can begin watering.

IV. Unfinished Business:

a. Snow Removal – Thank you to Frank Gonzales for plowing Coulson and Ottley through the winter at his own expense. He will not be doing any plowing next winter. Cindy requested that people thank him when they see him.

b. Irrigation System – Ed: We have had problems since it was first installed. The basic problem that we have is that water flows north, at one point, the opposite of where the drains are, to the south. We are trying to find an engineer to fix it. We are having trouble finding someone because it will be time consuming. We do have one advantage this year. That is, a drain is in the south part of the HOA.

c. Contractor for Irrigation System/Landscaping: Our new company is Aztec Irrigation. They will handle the irrigation system emergencies and all the landscaping.

I. Pruning and Weed Control: They will do all of that on Thursday and Friday of each week.

II. Watering/Mowing Dry Pond: They will do that each week, as well.

III. Emergency Irrigation Problems:

1. The HOA must have access to your backyard.
2. Damage caused by you will be billed to you – covered in the covenants.

V. New Business:

a. New Violation Personnel have been hired.

b. Changes to Covenants/Policies will be made soon.

1. We need to look at some outdated ones that were made during the construction period.
2. We need to be sure we are in compliance with the newer State Laws.
3. We need to look at how long homeowners have to comply with violations.

c. Change in Property Management Firm.

1. Heritage Management Firm will no longer be our Property Management Firm effective May 1, 2016.
 2. Topline Management will be our new Property Management Firm beginning May 1, 2016.
 3. Cindy said to expect two letters this month, one from each firm.
 4. Topline will have a form asking for contact information. Please complete that clearly and return it. We won't share that with anyone. All emails are sent out BCC so only you see your email address.
 5. Fences: Cindy noticed that the fence posts, particularly along Coulson were in need of being re-stuccoed. We will look into the cost of doing that.
 6. A Homeowner brought up the cost for contractors to have insurance while working on our property. Keith said that he would do research on that cost.
- d. Yard Sale: Bonnie reported that the Community-Wide Yard Sale is scheduled for Saturday, April 16th from 9 am to 2 pm. Comstock West and The Queens HOA's will be participating also.
- e. Homeowners' Questions/Concerns/Input: There were no questions or concerns from the audience.

IV. The next Quarterly Meeting will be held Wednesday, July 13, 2016, here at the Fruita Community Center at 7 PM.

V. Adjournment: After a motion by Keith and a second by Scott, the meeting was adjourned at 8 PM.

Bonnie Handy, Secretary