

## Comstock Estates Home Owners Association

### Quarterly Meeting Minutes July 11, 2018

Keith Shafer called the meeting to order at 7:02pm at the Fruita Community Center.

Board members in attendance: Keith Shaefer, President; Ed Ralston, Treasurer; Robert Handford and Jim Jackson, Members at Large, and Lori Wood, HOA Mgr. Scott McKay was absent.

**Speaker:** Fruita Policeman, Tony Gianinetti, gave a talk about issues in Fruita and the subdivision that the Home Owners should be aware of. The City of Fruita has appointed a new code enforcement officer. Recreational vehicles can be parked no longer than 12 hours on city streets. Police can give them a warning to move the vehicle within 48 hours or be towed. The RV cannot just be move it a few feet.

**Minutes** of the April 11, 2018 Quarterly meeting were presented and were approved by the membership in attendance.

**Financials** were presented by Ed R. Questions were asked and answered. The financials are moving from a cash basis to an accrual basis. The association is financially sound and unpaid assessments continue to be reduced.

**ACC Committee:** Robert Handford, chair of the ACC committee presented a new form and procedure. Shed construction were discussed. City of Fruita building codes for placement. Color, building material and size will still need to be approved by the ACC Committee.

**Covenant Violation Enforcement:** We have two new volunteers that drive the subdivision about twice a month to review violations. There is a new procedure in place to track violations, and the subsequent fines if any, more efficiently.

#### **Old Business:**

Keith S. discussed with the membership:

- The new subdivision signs will be about \$3,500 each. The board will discuss if something different can be done.
- City of Fruita has relaid all of the flagstones on the north end of Prospector Park.
- The board is working with the city to replace the park benches. The park is owned by the city.
- At this time there will be no sign at the park.

Jim J. has been working on a Neighborhood Watch Program. He has registered Comstock Estates on the national website. A discussion ensued, and this program will continue to be researched.

#### **New Business:**

A home owner notified the meeting that the bushes in both round-a-bouts need to be trimmed. Lori will call for that work to be done.

Keith S. adjourned the meeting at 8:02 pm.

Respectfully submitted, Lori Wood, HOA Manager, Acting Secretary