

Comstock Estates HOA Quarterly Meeting Minutes

July 12, 2017

I. Call to order

President Cynthia Reed called to order the quarterly meeting of the Comstock Estates HOA meeting at 7:02 pm on July 12, 2017 at the Fruita Community Center.

II. Roll call

The following board persons were present: Cynthia Reed, president, Ed Ralston, treasurer, Keith Schaeffer and Scott Mackey board members. Bonnie Handy was excused. There were 13 homeowners present representing 12 homes.

III. Approval of minutes from last meeting

The minutes from the last meeting were read. The minutes were approved as read.

IV. Treasurer's Report

Our total income collected in June was \$1,705.12. That covered unpaid assessments, late fees and violation fines along with some reimbursed income. He expressed that we wish that there were no monies coming in for these things but that we could just have everyone pay on time and follow the covenants. We spent \$7,327.90 on expenses in June, the largest amount was \$4,903.40 which was on the irrigation system. Our available cash the end of June is \$127,813.95. With the upcoming fence repairs that is a good amount to have in reserve the board feels.

V. Unfinished Business

- a) Irrigation. Ed reported that we have been working for two years to clean out the muck in the system by putting in access points into the main line. This year we put 3 more into the line in June. Additionally we have experimented with putting a 2 inch connector into the line at some points to open up the 8 inch lines and allow us to flush them. Those lines are the ones that get clay moving into homeowners systems. If this works we will be putting more of these in strategic places.
- b) Fence. Cindy has been in contact with a fence contractor who is going to walk the entire fence with her from the north end at Coulson and over to the Oaks evaluating the condition of each section and giving us a bid on what needs to be done. There will be photographs of what we will be doing. Cindy asked that homeowners cut back the branches overhanging the fence. We will

also need to know the condition of the fence on the inside so that we are not just making it look good without making it solid. The columns will need to be fixed also and this will require access to the back yards of the homes involved so it is very important that if homeowners have dogs or children in the yard that we know that beforehand and have a way to contact everyone.

- c) Sign. Bonnie has been trying to get someone to bid on the fence without success. We will continue to pursue this.
- d) Reminder that we have a website and encouraged everyone to use it.

VI. New business

- a) New management company, Lori Wood at Graystone Group. We have had to part ways with A Better Alternative Management due to a conflict in management styles. Despite their contract stipulating that they would follow our covenants and policies they were not in reality willing to do so and as a result were not able to collect the monies that we were owed us in addition to other legal issues. Lori is new to this management of HOAs but is certified and has only 2 other HOAs and one of those is very small. We feel that she will be a solid match this time and will follow our covenants and policies. Everybody in the HOA should have received a letter with this information earlier in the month and we ask that folks keep it for future reference.
- b) Replacing the General Rules with FAQs. Cindy has carefully scrutinized the General Rules, comparing them with our current policies and management information and found that they needed to be updated. So we will be removing them from the website and replacing them with FAQs. Everyone at the meeting got a partial list. Office Depot failed to copy the complete list when they copied those for the meeting's handouts but most were there for folks to see. Cindy read the ones that folks didn't have in their copies. The FAQs will soon be up on the website.
- c) Dry Pond. The dry pond grass is looking very shabby. Scott said that he feels it is due to the weather we had in the winter and spring along with the super-hot summer temps. He noted that many homes in our HOA are also experiencing the same problems with their lawns. Cindy and Bonnie together have walked the dry pond several times and Bonnie more than once alone looking over the areas under the trees where there is mulch and along the rocks. We noted that in places you could either see bare ground or the ground cover and there was a need for more mulch. Cindy had a tree removed from her yard and the company, Alpine Tree Service, donated not only the chips from her tree but from other trees to the HOA to use in the dry pond. Bonnie

contacted a handyman to do the work and to provide some rock to complete the gap left in front of the sign following the road construction on Ottley. Bonnie was concerned that the colors of the mulch don't match but both Scott and Jim Wilds commented that after rain, etc. the colors will fade together.

Weeds along Coulson. In the past the city of Fruita has cut the weeds north of Micah along Coulson. This year they refused to do it, claiming that stretch is not in the city but is a county road. Keith Schaffer has obtained proof that is not the case and we will revisit with the persons involved in that decision. In the meantime these weeds were extremely tall and dry, creating a real fire hazard. The HOA has always done weed mitigation along Ottley and Coulson up to Micah so the decision was made by the board to go ahead and have the weeds cut by our lawn maintenance company and paid for by the HOA since this was a real fire danger. Those weeds were next to the dry wooden fences that are next to homes occupied by our homeowners. The board felt we needed to be proactive in protecting the homes in our HOA. A homeowner asked the cost. Since it took a crew a good part of a day it cost \$300.00.

VII. Open floor

We allowed homeowners who had questions/concerns to have the opportunity to speak at this time. Jim Williams brought up the situation he is concerned about and that he wants us to enforce the covenant Section 9A.09 that does not allow flags other than the US flag to be flown, specifically a state flag. This is just one little part of the covenant and Cindy has expressed in the emails that to fairly enforce this covenant against one homeowner who is flying this flag we would have to enforce all aspects of the covenant. This covenant covers a whole gamut of lawn ornamentation including bird feeders, figurines in lawns, and such. I explained that would mean going home by home and street by street and writing courtesy letters for any of the 312 homeowners in the HOA that didn't comply with the "no ornamentation" rule. Then if after 30 days we would walk the same 312 homes again and see if they had removed those and if not fine them \$75.00. If they didn't pay then they would have a \$25.00 late fee and if they didn't comply they would be fined another \$75.00 fine and the cycle continues until the amount gets large enough that the HOA files a lien against the property. And if it gets too large then we foreclose. Nobody there felt this was appropriate and may spoke against it. Ed recommended that the homeowner who finds someone in non-compliance should send a formal written complaint complete with photos to the HOA board via the website and the board will handle it. That's where we left it.

Kathy Majors asked about extending her fence and several people directed her to the city offices for more information, saying that is where to start.

VIII. Adjournment

President Cynthia Reed adjourned the meeting at 8:10 pm.

Minutes submitted by: Cynthia Reed