

COMSTOCK HOMEOWNERS ASSOCIATION
Annual Board Minutes
January 13, 2016

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

- I. Roll Call of Members and Approval of proxies: Becky Jett of Heritage Property Management approved the proxies and members said their names and addresses. Board also introduced themselves.
- II. Proof of Notice of Meeting: Cynthia stated that Heritage Property Management mailed out notices on December 17, 2015 and again on December 22, 2015 due to error on proxies. Cynthia notified Neighbor Watch Captains and signs were posted at the three entrances to Comstock Estate.

111. Minutes of last Annual Meeting, dated January 7, 2015: Bonnie Handy read the minutes from the last Annual Meeting. Since there were no additions or corrections, the minutes stand as read.

IV. Reports of Officers and Committees

- a. Ed Ralston —Treasurer: Ed explained each line item in the 2016 Budget and stated that we would vote on the budget at the end of the meeting. He stated that because we have \$10,000 in reserve for the fences, we are only allowing \$1,000 more for the budget. Grounds/ Irrigation Maintenance is going down from \$11,000 to \$5,600 because of a different company and contract. Grand Valley Shares/Elmwood has increased their fees from \$1,498 to \$1,600. We will be hiring some new water engineers to exam our system and give us an estimate on what it will cost to fix the mud we have in the system. For that purpose, we have budgeted \$15,000. We have set aside \$5,000 for a new entrance sign that we hope to have installed by summer. We would like to hire a person to take care of compliance issues. We have set aside \$1,200 for that purpose. We need to have a lawyer on a retainer to deal with legal issues that may occur. Therefore, we have budgeted \$3,500 rather than \$340. Our total expenses for 2016 will be \$49,750.
- b. Cynthia Reed - We have a contract with Herritage Property Management which we will sign now. It is for a year, but we can terminate this with thirty days notice if we are not satisfied.
- c. Scott Mackey - Representative to Grand Valley Irrigation. He stated that they are continuing to cement the canal. Our fee will increase 5% for this new year.
- d. Keith Schaefer - Entrance Sign. We have budgeted \$5,000 for a new sign, but we do not have an estimate yet. On your right hand side driving from 1-70 to US 6 & 50 in Loma, there is a sign at the entrance to a development that Bonnie and Cynthia like. Keith explained that after much research and getting estimates for just the rock ranging from \$21,000 to a million with the engraving being in addition to that, we have decided to get something for much less. It does need to have words on both sides so that it can be read from both directions on Ottley. We will also have wood signs at entrances at Galena and Mica streets. There was some question about whether all people know the definition of the word covenant.

V. Election of Officers

- a. 2.2.3 Nominations for election to the BOD may be submitted to the Secretary, in writing, by any member or director not fewer than ten (10) nor more than fifty (50) days prior to the election date. Bonnie was the only one who turned in a letter to seek the position of Secretary. Bonnie was elected by

acclamation. Ed mentioned that next year there will be two vacancies on the Board. He asked people to consider running for those vacancies and submit a letter in writing to the Secretary no less than ten days nor more than fifty days prior to the Annual Meeting.

VI. Unfinished Business

- a. *Irrigation System* —Originally *the system was set up like a farm, not a housing* development. It was not designed by an engineer. That is why we want to hire an engineer to do it correctly. One thing we plan to do is to flush the system before people start watering their lawns in the Spring. Hopefully that will remove a lot of the debris. We just don't know for sure where the system goes underground. We hope the engineers we hire will be able to solve our problem.
- b. Rich Lopez—past board member died July 10th•
- c. Neighborhood Watch —Cynthia stated that nothing has changed. We need more volunteers to be captains

VII. New Business

- a. Snow Removal - Cynthia stated that Frank Gonzalez has volunteered to clear snow from the sidewalks on Coulson and Ottley when he is in town. Check your neighbors and see if anyone needs help shoveling when it snows since each homeowner is responsible for the sidewalk and driveway on his lot.

VIII. Miscellaneous Business - Voting on Budget: After a motion by Ed Ralston and a second by Keith Schaefer, the budget was approved for 2016.

IX. Drawing for two \$50.00 gift certificates: Two members won.

- X. Adjournment —After a motion by Ernst Echus and a second by June Favre, the meeting was adjourned at 8 PM. After the meeting several members came up to look at the photo of the entrance sign in Loma.