

COMSTOCK HOA  
Board Meeting Minutes  
June 14, 2017

The meeting came to order at 7:00 pm, June 14, 2017. Those in attendance were: Cynthia Reed, President; Bonnie Handy, Secretary; Ed Ralston, Treasurer; Scott Mackey and Keith Schaffer, Board Members.

- I. We had a presentation by Lori Wood of Graystone Group. She is our potential new property manager. A Better Alternative Management will no longer be our property manager as of the end of business on June 30, 2017 by mutual agreement.
- II. Minutes: The minutes were read and approved with one correction: Total unpaid charges were \$14,839.95
- III. Treasurer's Report: Ed stated that he understood that our Insurance (Liability) was paid in full through January but we now have a charge in the amount of \$812.25 in May for insurance. Cindy will check regarding this charge. Under Legal & Accounting, the amount of \$288.00 was for two meetings with our lawyer. The total unpaid charges are now at \$14,703.95.
- IV. Old Business:
  - A. Irrigation: Ed reported that 620 Cripple Creek is the end of the line so a brass valve was installed for \$200.00. Scott will put out bids for irrigation next year.
  - B. Landscape: The city was contacted concerning adding more river rock to the area at the intersection of Ottley and Comstock Dr. since this was left undone at the end of the construction when they reworked Ottley. The city declined to provide the rock. Cindy had her a tree removed by Alpine Tree Service from her front yard and the tree service donated a truckload of wood chips for our use in the dry pond. This saved us a considerable amount of money since we did not have to purchase wood chips to cover bare spots. Bonnie has contacted a landscaper who is going to distribute the wood chips and provide some rock to complete the work at the dry pond. Cindy had contacted Aztec to remove the stumps of some bushes that had been trimmed down in front of the sign and to rake/remove leaves and trash along the chain link fence on the north east side of the dry pond. They did do both things.
  - C. Branches/limbs leaning on the fence that the HOA has to maintain. Bonnie will write a letter to the homeowners who are allowing their landscaping to encroach on the fence and hand deliver the letter.
  - D. Debbie at A Better Alternative Management said that she would file the 2016 CO State Tax Return and if there was a penalty she would pay that.
- V. New Business:
  - A. Keith made a motion that Ed be reimbursed for his time with regard to research on those who are behind on their fees. Bonnie seconded the motion and it was also passed by the Board.
  - B. Graystone Group/Lori Wood: After some discussion it was decided to continue with the Graystone Group/Lori Wood as our new Management Company. This will be contingent on the contract terms. After a motion by Scott and a second by Keith with a vote by the Board the motion was approved.
  - C. Weeds along Coulson north of Micah. Cindy met with the city in trying to determine who is responsible for trimming the weeds north of Micah. In the past the city has mowed that but this year they head of the Dept. of Code Compliance maintains that they have never done that and will not do that ever again. He stated that Coulson is a county road at that point. Keith will check into that. In the meantime the weeds are high and dry and a real

fire hazard so it is imperative that something be done before a fire starts there that has the potential to spread to the wooden fences and then to the homes. It was decided to pay Aztec to remove the weeds and dry brush from Micah north to the end of our HOA ASAP since firework season is upon us. Cindy will contact them to get the work done.

VI. The next meeting will be the quarterly meeting on July 12, 2017, at 7 pm at the Fruita Community Center.

Adjournment: The meeting was adjourned at 9:30 pm with a motion by Scott and a second by Keith. The Board passed the motion unanimously.

Bonnie Handy, Secretary