

COMSTOCK HOMEOWNERS ASSOCIATION
Quarterly Board Meeting Minutes
April 12, 2017

The meeting came to order at 7 pm in the Fruita Community Center. Those present were: Cynthia Reed, President; Bonnie Handy, Secretary; Ed Ralston, Treasurer; Scott Mackey and Keith Schaeffer Board Members. Also in attendance were 16 homeowners.

- I. The Board Members introduced themselves and the secretary read the minutes from the previous Quarterly Board Meeting. Since there were no corrections or additions the minutes stood as read.
- II. Ed Ralston, Treasurer gave the Treasury Report. He stated that our total income for March was \$5,262.51. Expenses were \$3,555.54. Total funds are \$135,784.30 as of the end of March, 2017.

III. Unfinished Business

- a. Irrigation – Ed. - Ed reported that homeowners need to shut off their water valves now and turn them on Monday, April 17th. If you have problems, shut your system down. Then call Ed at 858-5262. After you call Ed, then call Aztec for the main irrigation system. If you have problems with your part of the system, call whomever you want to fix your problem. Scott reported that Elmwood Lateral fees will stay the same.
- b. Fence Repair – Cindy reported that trees hanging over our fence must be trimmed by the homeowner. If we have to trim the trees, the homeowner will be billed. Some of the fence posts need to be replaced. We will be hiring an insured professional to fix the fence posts.
- c. Grading of Coulson. Keith stated that that area is owned by the city. Homeowners need to attend the city council meeting and bring it to their attention before something tragic happens, particularly in the winter when ice is present on the road.
- d. Email: Our website is www.comstockhoa.net.
- e. Email problems to the website.
- f. Go to our website with ideas for our entrance sign. Frank Gonzales will fix the sign temporarily.

IV. New Business

- a. Advertisement Signs: Only Real Estate Signs and Political Signs may be put out in your yard. They must be removed immediately after event. Yard Signs may be posted only on Friday, Saturday and Sunday. They also must be removed immediately after the event.
- b. Trash/yard Waste: Put out day of pickup or night before only at end of driveway, but not on sidewalk. Free Trash Day is Saturday, April 15th at Orchard Mesa Dump.
- c. Changes in exterior painting and landscaping must be approved by the Board ahead of time.
- d. Pets: Only 4 pets are allowed at each household. Call City to report excessive dog barking. The number is 242-6707.
- e. Trees: Please prune your trees when needed. They cannot overhang the sidewalks according to the City. They must be 13 feet above the sidewalks, as well.
- f. R.V.'s: Keep sidewalks clear. This is City code. R.V.'s cannot be parked on driveways for more than 24 hours.
- g. Red Flag Day: Tomorrow is Red Flag Day set by the National Weather Forecast. Have a "Grab and Go Bag" in case of forced evacuation due to fire, etc. The bag should contain emergency items needed by the homeowner. Ed asked her to post it on our web site, www.comstockhoa.net.

h. There will not be a Neighborhood Garage Sale this Spring. We did not have enough participation last year. You can have an individual Garage Sale whenever you choose.

V. Next Meeting: The next meeting will be on Wednesday, July 12, 2017, 7 pm at the Fruita Community Center.

VI. Adjournment:

After a motion to adjourn was made by Keith and a second by Ed, the meeting was adjourned at 7:45 pm.

Bonnie Handy, Secretary