

COMSTOCK HOA
BOARD MEETING MINUTES
September 9, 2015

The Board took a field trip to a house at 419 Gold Rush Drive to take a vote on an exterior paint color. The residence's choice was approved on a 4 – 1 vote. Bonnie will call the homeowners to tell them of the results. The Board then walked back to the meeting place and began the formal meeting at 7:10 PM. Those in attendance were: Bonnie Handy, President; Ed Ralston, Secretary; Cindy Reed, Treasurer; Scott Mackey and Keith Schaefer, Board Members.

- I. The minutes of the August Board Meeting were approved after a motion by Cindy and a second by Keith.

II. Old Business:

- a. Research on 2016 Landscaping and Irrigation Contracts were tabled until the October Meeting.
- b. Irrigation Repairs due to lightening strike on Gold Rush Drive – Bonnie. She reported that the bill was over \$2,000.00 repaired by Chuck's Sprinklers.
- c. Jet Cleaning Irrigation Estimates – Ed. This topic was tabled until the October Meeting.
- d. Increased attendance at Quarterly Meetings: Ed It was suggested that we have a short meeting at the Fruita Community Center, adjourn and resume the meeting at 518 Gold Rush since we have so much to get done before the end of the year. Possibly, we will have a raffle again at the January Meeting since that is the meeting when we elect new officers.
- e. Update on Flash Drive – Ed. Ed stated that the Web Site is up and ready to go. He will talk about it at the October Meeting to get residences familiar with it.
- f. Update on Neighborhood Watch – Keith. Keith met the new Police Chief in Fruita – Judy Macey. She said that Gary Younger is in charge of it and so Keith will give him a call. Possibly, Gary will talk at our October Meeting.
- g. Code Enforcement Proposal: Cindy. She stated that the violations person will do violations twice per month with 2 follow ups after several days. He will also take photos date stamped with a report after follow-up to Becky at HPM. In addition, he must change his address to ViolationsPerson@comstockhoa.net. This will be on a 90 day trial basis and the person will receive \$100.00 per month. After a motion by Cindy and a second by Ed, the motion was passed by the Board.
- h. Update on Rock choice for Entrance Signs: Keith. Keith stated that we had made a choice of rock, Sandlewood, when Cindy, Bonnie and Keith went to the Stone place. The company will be getting more rock in within the next month. Keith also visited Carlson's Engraving to look at different samples of signage and showed examples to us. We still do not have any prices.

III. New Business

- a. Form for Paint Approval – Cindy. She stated that in the future we should have a color wheel and a form at Heritage Property Management to be filled out by residences requesting permission to paint their houses. She will also send addresses of dark painted houses in Comstock to Board Members.
- b. Rule about Signs on Gravel – Cindy. After a call to the City of Fruita, she was told that the property owned by the City is our responsibility to weed and therefore set rules for

signage. See Rule 12 in General Rules. At this point, it was asked if we had a lawyer for Comstock on a retainer. Bonnie will call HPM and ask if the lawyer for foreclosures also handles other items of the law here in Comstock.

- c. Estimates on Gravel Redistribution – Bonnie. She stated that she had received one of three estimates in the amount of \$400.00 to redistribute the gravel and wood chips

IV. Other Business

- a. Speed Bump at Comstock and Gold Rush Drives. - Bonnie. She stated that she had had a request from a homeowner for a Speed Bump. She will call the City and ask if they will put one in at their cost. The Board decided that we don't have the money to put in a Speed Bump.

- V. The next meeting will be on Wednesday, October 14, at the Fruita Community Center, 7 PM. It will be a Quarterly Meeting.

- VI. Adjournment: After a motion by Cindy and a second by Keith, the meeting was adjourned at 8:58 PM.

Bonnie Handy
Acting Secretary