

COMSTOCK HOMEOWNERS' ASSOCIATION
Board Meeting Minutes
March 11, 2015

The Board came to order at 7:01 PM at 518 Gold Rush Drive, Fruita, CO. Those in attendance were: Bonnie Handy, President; Cynthia Reed, Treasurer, Scott Mackey, Irrigation Coordinator, Ed Ralston, Secretary and Keith Schaeffer Board Member.

I. Approval of February Board Meeting Minutes: After a motion by Keith and a second by Ed, the minutes were approved unanimously.

II. Old Business:

1. A. Ed asked Bonnie to check prior minutes regarding election of current Board Members. Cynthia stated that she received an email from the Fruita City Code Enforcement Department requesting the names and emails for all of the HOA's Board Members and titles, as well as, who is in charge of irrigation. Since Scott is in charge of irrigation and works 40 hours a week, possibly Ed can be the backup person to relay any info to Scott. Bonnie will take care of both requests.

2. B. Steve's Sprinklers Contract: Ed asked Bonnie to find the minutes stating that Steve's Sprinklers will be terminated. Ed feels they don't want to submit a bid for a new contract. Ed was able to locate the original contract but stated that after 2008, the contract was renewed verbally each year. Bonnie made a motion and Keith seconded it to have Ed contact Steve's Sprinklers and ask them to continue the contract for this year. The Board passed it unanimously. In November 2015, we will re-work the contract to only cover the months from April through October and ask them to submit a bid for the coming year. We will also get two other bids at that time.

3.

4. C. Irrigation Project – Approval of Contract: Cynthia requested that we include a sketch of the work and request a permit as well as inspection on the contract .

5. -Valve Installation Bid : Ed stated that he had three bids all done on a verbal basis. He recommended Jonathan Oest. Scott made a motion that we accept Jonathan Oest's bid and Keith seconded it. The Board voted unanimously in favor of the motion.

6. D. Late Fees – Cynthia reported on the meeting she and Bonnie had with Heritage regarding the State Law adopted in 2014 regarding collection of late fees with regard to the Homeowners' Fees. There is \$21,000 owed to the HOA in late fees. Ed asked if the Board would have a transition period just this year and allow elimination of late fees on the HOA Fee. The Board had previously voted no transition period. Again the Board voted and it was 4 -1 against a transition period.

7.

8. E. Elmwood Lateral Irrigation Meeting – Scott:

1. Meeting lasted 30 minutes. Water is coming in April 8-15.

F. Signage – Bonnie: Bonnie reported that she will use larger type on the signs for our April meeting to be held at the Community Center. Signs will be placed at Galena and Coulson, Mica and Coulson and Pioneer and Silverplume. Comstock entrance sign should say “Comstock Estates an

HOA Community. Cynthia has the name of a company who will repair the entrance sign crack.

- G. Garage Sale – Bonnie: There will be no Community Garage Sale this year due to Ottley Street being torn up and under construction.
- 1. H. Community Night Out – Bonnie: Bonnie reported that she hasn't heard back from Gary Younger yet.

III. New Business

- 1. Neighborhood Watch – Cynthia: She stated that there is a volunteer who will head up this service who lives on Jasper. Cynthia will interview her.
- 2. Covenants – Cynthia: She reported that she talked to Jenna of Keller-Williams She said all realtors have access to the covenants of all HOAs. Jenna will have it mentioned at their next Board of Realtors Meeting that all new HOA members must be aware of their covenants.
- 3. Collection Companies – Bonnie: Bonnie reported that Katherine from Heritage sent an email stating that she would like to go with two different Collection Companies and why. The Board agreed with that. She also stated that we need to have a Collection Policy signed by the Board on file with Heritage. The Board will ask Heritage to prepare a policy and send it to us to sign. Bonnie will send an email to Katherine in this regard.
- 4. Contracts – Keith: Keith requested copies of all contracts from Heritage that we have with our HOA.

IV. Next meeting will be held at Fruita Community Center on April 8th at 7 PM.

V. Adjournment: The meeting was adjourned at 9:10 pm after a motion by Ed Ralston and a second by Scott. The vote was unanimous.

Bonnie Handy, President