

COMSTOCK HOMEOWNERS ASSOCIATION  
BOARD MEETING MINUTES  
March 15, 2017

The meeting came to order at 456 Kokopelli Blvd., 7:00 pm. Those in attendance were: Cynthia Reed, President; Bonnie Handy, Secretary; Ed. Ralston, Treasurer; Scott Mackey, Irrigation; Keith Schaefer, Board Member.

- I. Minutes: Cindy read the minutes. They were approved as read.
- II. Treasurer's Report: Ed introduced a new form for the Treasurer's Report and proceeded to explain each category. He handed out a binder to each Board Member with a copy of all Treasurer Reports to date for 2017. He also gave the secretary a binder of all Treasurer Reports for 2016. Ed will be meeting with our property manager soon to share ideas concerning accounts.
- III. Old Business
  - A. Fence along Coulson Avenue. Cindy reported that we must do something about the fence and the posts. Scott volunteered to get bids for repair. Some homeowners will need to trim their landscaping also before the work is done as it is leaning over and onto the fence.
  - B. State Farm Insurance Policy for Liability and D and O. Cindy reported that it will cost the Association \$2,596.00 per year for \$2 million of insurance. After some discussion on the matter, Keith made a motion to secure the policy and Bonnie seconded the motion. The Board approved the motion. Cindy will meet with our agent to sign the paperwork and move forward with this policy.
  - C. Discussion was held concerning late fees for homeowners who have not paid and for homes that have gone into foreclosure.
  - D. Sign at entrance. Since we have put off the replacement of the sign at the entrance at Ottley and Comstock Dr. until we finished funding the irrigation projects we feel we are now at a point to move forward with replacing the sign. Keith encouraged everyone to look for and photograph signs that would be appropriate styles for our HOA. The current one is broken clear through and can be patched but not fully repaired. Bonnie mentioned that she is not comfortable with the price of granite and would like to go with wood but others pointed out the yearly upkeep of wood signs.
- IV. New Business
  - A. Elmwood Lateral Meeting: Scott attended the meeting and reported that there will not be a raise in the yearly fees. The Irrigation water will be turned on in April. They will notify us of the date. They have installed some new valves so that the whole system will not have to be shut down if there is a problem in one area.
  - B. Problem with resident who has written obscenity on their vehicle. Cindy has been in contact with the landlord to resolve issue but will also follow up with the Fruita PD to see if they can assist.
- V. The next Board Meeting will be held at the Fruita Community Center on April 12, 7:00 PM.
- VI. Adjournment. The meeting was adjourned at 8:30 pm.

Bonnie Handy, Secretary