

## **Comstock Estates HOA Board Meeting**

August 10, 2017

The Meeting came to order at the church offices at 7 p.m. Those present were: Cynthia Reed, President; Bonnie Handy, Secretary; Daniel Ralston, Treasurer; Scott Mackey and Keith Schaefer Board Members. Also present was Lori Wood, the new property manager.

- I. Approval of Minutes from the last meeting were read and approved as read.
- II. Treasurer's Report: Ed reported that we took in \$750.00 for July. There were no expenses for last month. Bonnie reported that Dan of Covenant Construction was paid for his work spreading the gravel and wood chips around the Dry Pond, but the bill was paid in June. Ed did not have the receipts for his expenses, but will submit them at the next meeting. Cynthia submitted a bill for copies made for the Quarterly Meeting. Lori, of The Greystone Group Management Company has hired a bookkeeper to help with our account. After six months, we will evaluate her work. Ed has met with the bookkeeper and they have transferred the financials. Lori will do all duties except keeping the books.
- III. Old Business:
  - A. Irrigation: Ed reported that we are now done with the system flushing in the subdivision for this year. He didn't have the total bill but thought it was close to \$16,000. We had budgeted \$15,000.
  - B. Landscape: Cynthia asked Bonnie to compose a letter to Homeowners who are allowing their landscape to encroach on the fence. Bonnie will hand-deliver the letters. She also asked Bonnie to ask Aztec to trim the bushes in both roundabouts. Bonnie reported that she had already asked Amber to have Ramon do that. Cynthia asked Bonnie to send an email to Amber asking her to do it so that we have it in writing. Bonnie reported that she asked Amber to have the gardeners spray for fungus in the Dry Pond. They did that and the lawn is looking much better. Cynthia reported that the City mowed the area north of Micah on Coulson.
  - C. Cynthia reported that Debbie of A Better Alternative Management said that she would file 2016 CO State Tax Return and if there was a penalty, she would pay that. Lori of our present management company is checking to see if that was done. If not, it will get done. Cynthia told Lori that she wants Debbie to still pay the penalty if there is one.
  - D. Entrance Sign: Bonnie reported that we have a proposal from Bud Signs for a new Entrance Sign. She presented a picture of their proposal. After a brief discussion a motion was presented for approval by Keith Schaefer with a second by Ed Ralston. The motion passed unanimously.
  - E. Fence on Coulson and Ottley: Cynthia will meet with someone who fixes fences and report back to the Board at a later date.
- IV. New Business:
  - A. The FAQs were presented at the Quarterly Meeting.
    1. Cynthia reported that they have been posted on our website and the General Rules removed.
    2. Cynthia stated that she would like for Lori to send a copy out with each violation courtesy letter and Lori said she will do that.
  - B. Discussion on enforcing the covenant about yard ornamentation.  
It was tabled until the next Board Meeting.
- V. Adjournment: The next meeting will be on Wednesday, September 13, 2017, at 7 pm. in the church offices at Kokopelli Shopping Center. After a motion by Ed and second by Keith, the meeting was adjourned at 9 pm.

Bonnie Handy, Secretary