

COMSTOCK HOA
Board Meeting Minutes
May 10, 2017

I. Minutes: The minutes were approved as read.

II. Treasurer's Report: Ed reported that the total income taken in for April was \$1,885.00. Total expenses for April were \$2,128.02. Total unpaid charges due to 497 Gold Rush were \$14,689.95.

III. Old Business:

- a. Irrigation – There have been six shut-downs since the April turn-on. There are 5 “dead-ends” in the system. Possibly we need to install a valve to hook up a hose and let out back-up once a month. Hook up a hose to a valve and stick hose down into the sewer. The following dead-ends in the system are: End of Silverplume, End of Placer, Cripplecreek, Ameila Rose and Annabelle. Hydrovac would charge \$100 for each one. A motion was made by Scott with a second by Ed to install a valve at the Ameila Rose dead-end and see how it works. The motion was passed by the Board.
- b. Landscape – A motion was made by Keith with a second by Scott to add more bark and gravel around the Dry Pond as well as dig out the stumps in front of the entrance sign. The Board passed the motion. Cindy asked Bonnie to call Fruita City and ask them if they can supply the river rock around the entrance sign where they removed it when working on Ottley last June.
- c. Entrance Sign – Cindy reported that Frank Gonzales repaired the sign temporarily. She submitted a photo of a metal sign attached to a brick stanchion. We could possibly attached raised letters on it, or paint letters on it.
- d. Replacement of Fence Stanchions - Cindy reported that we still need to fix the fence stanchions along Coulson Street. Keith made a motion and Scott seconded the motion. It was passed by the Board with Cindy volunteering to get bids.

III. New Business:

- a. After a lengthy discussion regarding liens, it was decided to table the topic until the next meeting.
- b. Bushes hanging over fences – Bonnie suggested that we deliver letters to owners who have bushes hanging over the fences and ask them to trim them, or the Association will have them trimmed and bill the homeowners.
- c. Cindy reported that A Better Management Company filed the Federal Tax Report. We don't know if they filed the Colorado Tax Report. She will find out.
- d. Bonnie will call Mark Angelo at Fruita City to request that they haul away the left over pipes from construction in front of Comstock Estates on Ottley last June.
- e. Scott reported that he swept out the Pump House of mice droppings, etc. Thank you, Scott.

IV. The next meeting will be on Wednesday, June 14, 2017, 7 pm at the church in Kokopelli Shopping Center in Fruita.

V. Adjournment: After a motion by Keith and a second by Ed, the meeting was adjourned at 9:15 pm.

Bonnie Handy, Secretary