

COMSTOCK ESTATES HOMEOWNERS ASSOCIATION

MONTHLY BOARD OF DIRECTOR (BOD) MEETING MINUTES – June 13th, 2018

In attendance were: Keith Schafer, President; Ed Ralston, Treasurer; Scott Makey and Robert Handford; Board Members; Lori Wood, HOA Manager.

Keith Schafer called the meeting to order at 7:10 pm.

A confidential meeting took place with a Home Owner. A request from a Home Owner regarding late fees being waved was not approved. Lori will notify the home owner that the fees stand.

The minutes from the previous meeting which were approved as written. Motion to approve was made by Ed R. and seconded by Scott M.

Ed Ralston, Treasurer presented the Financial Statements up to May 31, 2018. Robert H. made a motion to approve the financials as presented and it was seconded by Scott M.

Old Business:

- The Architectural Control Committee: Headed by Robert H. and consists of the board members, discussed the procedure on how to obtain ACC approval. Robert made a motion to have a written procedure. Outline for one shall be presented at the next BOD meeting.
- Signs: Keith continued to work on new subdivision signage. BOD felt that the 1st bid he received was too high and Keith will look into more affordable options.
- The Yard of the Month or Best Lawn Program project was also discussed. The BOD felt that there needed to be guidelines developed for how the award is to be chosen. Part of the discussion included obtaining volunteers not on the BOD to make the selection each month. Signage for this program was also discussed. Keith S. made a motion to spend \$200 on a Yard of the Month sign. The motion did not pass. Scott made a motion and Ed R. 2nd that motion to postpone the purchase of the Yard of the Month sign until the guidelines, procedure and a separate committee is developed and approved by the BOD.
- City of Fruita told Keith that a city sign for Pioneer Park will be \$8,000. HOA will not be paying for the park to have a sign.
- The benches in the park are deteriorating. Fruita city wont replace until they are significantly deteriorated. The city will replace with cost effective custom benches from a local artist. Keith showed examples.
- A discussion took place regarding a BBQ grill being installed at the park and the HOA paying for the benches. The decision was tabled until next month.

New Business:

- Code Violations were discussed and a need for a written policy outlining those. A policy is being prepared by a BOD member for review by the BOD meeting next month.
- Fine letters were discussed that a reasonable effort must be made on a code violation within 14 days as of the date on the letter. If no effort is made, then a fine will be levied and Home Owner shall receive a letter stating such.

Respectfully Submitted by,
Lori Wood, HOA Mgr

COMSTOCK ESTATES HOA
June, 2018 PROFIT & LOSS (Accrual Basis)

	June Month	June Year To Date	Budget 2018
INCOME			
HOA Assessments (2018)		46,800.00	46,800.00
Late Fees (2018)		975.00	0.00
Violation Fees (2018)		0.00	0.00
Finance Charges	72.31	421.75	0.00
Interest		16.55	0.00
Miscellaneous Income		0.00	0.00
Bad Debt	(\$3.30)	(\$194.17)	0.00
TOTAL INCOME:	\$69.01	\$48,019.13	\$46,800.00
EXPENSES			
Fence Maintenance		0.00	30,000.00
Grounds/Irrigation Maintenance	1,842.80	3,713.99	6,600.00
Irrigation (Grand Valley Shares/Elmwood)		1,587.46	1,600.00
Irrigation Project		644.79	5,000.00
Signs		0.00	2,000.00
Insurance (Liability)		2,704.00	2,000.00
Compliance		0.00	1,200.00
Property Management	2,000.00	6,000.00	12,000.00
Electricity		78.88	250.00
Postage & Copies		672.66	1,500.00
Legal & Accounting	39.00	1,360.00	3,500.00
Taxes & Licenses		57.68	200.00
Meeting Expense		309.00	400.00
Website		0.00	200.00
Miscellaneous Expense		125.00	0.00
TOTAL EXPENSES	\$3,881.80	\$17,253.46	\$66,450.00
NET INCOME	(\$3,812.79)	\$30,765.67	(\$19,650.00)
OPERATING & RESERVE FUNDS			
Fence Reserve		25,000.00	
Irrigation System Reserve		45,000.00	
Landscape Modification Reserve		15,000.00	
Hard Times Reserve		15,000.00	
TOTAL FUNDS		\$100,000.00	