

COMSTOCK HOMEOWNERS ASSOCIATION
Board Meeting Minutes
September 7, 2016

The meeting came to order at 7:10 pm at 518 Gold Rush Street, Fruita, CO. Those in attendance were: Cynthia Reed, President; Bonnie Handy, Secretary; Ed Ralston, Treasurer; Scott Mackey and Keith Schaefer additional Board Members.

I. Minutes from previous Board Meeting: After reading the minutes, they stand as amended.

II. Treasurer's Report: Ed reported that the reason we have collected more monies than we budgeted for has to do with prior year collections and fines. See attached.

III. Old Business:

- a. Aztec – Bonnie reported that she is sending an email to Amber regarding weeds at the entrance to Comstock, bushes being trimmed at entrance to Pump House, weeds being removed along Ottley from Comstock to the Assisted Care Home, and weeds along the path from Comstock to the park. The Dry Pond lawn looks nicer than last year.
- b. Transfer from Heritage Management Company – Cindy reported that she asked for partial refund for the month of August since they did not send the requested letter to homeowners stating that we were no longer with them. They never responded.
- c. Signs- Ed will take over the signs while Bonnie is out of town 9/23 – 10/4.
- d. Irrigation: There are no more problems. Project is complete through Station #7. We will continue the remainder of the stations next spring. We have spent \$13,000 for this work. We will spend an additional \$3,500 to fix 877 Jasper's water when the system is shut off.
- e. HOA Website – Ed reported that the website is working well. He mentioned that there is some additional software he would like to purchase so that we could get a count of who is viewing the website. After a motion by Keith and a second by Scott, the Board voted to make that purchase.
- f. Billing for damages to irrigation system by homeowners – 723 Jasper. Cindy reported that the homeowner paid the charge even though he has moved out of the HOA. He still owns the property and rents it.

IV. New Business:

- a. Covenant & Rule Enforcement Policy – Cindy stated that we need to repeal it as is and start over. She will rewrite it for Board approval.
- b. Violation letters -
 - i. Change in how long homeowners have to make changes. This will be included in the Work Day for CC&Rs.
 - ii. Change in how violation letters are sent – Email or Regular Mail only. No certified mailings.
- c. Collection of Past Due Assessments Covenant.
 - 1. Upon reviewing collecting interest on past due assessments and fines, the Board decided it was not worth the effort. We decided to continue with late fees only at this time.
- d. Solar- Cindy reported that there are several solar systems already in the park that are on the front of homes. They like to put them on roofs where they will gather the most sun. We will review on a case by case situation and may allow them on the front of the home if that is the best option.

V. Next Meeting – The next meeting is a Quarterly Meeting and will be held at the Fruita Community Center on Wednesday, October 12, 2016 at 7:30 pm.

VI. Adjournment: After a motion by Scott to adjourn the meeting and a second by Keith, the meeting was adjourned at 8:34 pm.

Bonnie Handy, Secretary