

Comstock Estates Homeowners Association

2010 Annual Meeting

January 25, 2010

Attendees: 22 members, (includes the board members)

Board of Directors: President Norm Noffsinger; Members Paul Roberts, Tom Snow, Jim Wilds, and Don Williams.

Board Committee Member LD Pee.

Heritage Property Management: Tracey Heritage

Association Members: Refer to the attached listing (2 pages).

The meeting was called to order by President Norm Noffsinger at 7:00 PM. President Noffsinger questioned whether a quorum was present in order to discuss an increase in Association dues. It was determined by Tracey Heritage that in accordance with Article 5, Sections 5.02, 5.03 and 5.04 of the Association Covenants & Conditions all the requirements had been met regarding notification of the intent to increase the dues, and since there was not sufficient opposition present opposing the increase, said increase was therefore ratified. President Noffsinger then outlined the needs for the increase in dues:

1. We presently have claim to 77 shares of irrigation water with Grand Valley Irrigation Company (GVIC). However, not all of these shares are listed under the ownership of Comstock Estates HOA. In order to protect our legal interests we need to insure that all the shares are listed correctly. Estimated cost \$5K to 10K.
2. We need to update the irrigation system. Because of the location of our intake valve, we are experiencing flow problems which result in significant loss of water pressure in the northern sections of Comstock Estates. There is also a leak up line from our intake valve. When repairing this leak, we plan to relocate our intake valve to this location. This should supply us with sufficient pressure. We also plan to install a flow meter which will enable us to insure that we are getting the water we are entitled to receive. Estimated cost \$16,700.
3. We plan to install a diverting device upstream from our intake valve to divert mud and debris from clogging up our intake valve which also reduces our pressure. Don Williams plans to have the final 20 feet completed by March 2010.
4. The entrance sign at Ottley and Comstock Drive is broken and needs to be replaced. Estimated cost \$5,000.
5. We are required to maintain the perimeter fences along 17 Road and Ottley, including staining. Estimated cost \$5,000. To \$7,000.

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ON GOING ISSUES:

President Noffsinger reported that we have had some problems of water draining from member's property onto the property of adjoining members. The problem was explained to the offending members and the problem appears to be corrected.

Covered Trailers and Covered Cars being parked in driveways. We continue to correct this problem as it is encountered. Member Nan Cribbs reported that she has noticed several violations of our covenants in the area regarding stored automobiles and Trash. President Noffsinger pointed out that the Board Members who normally do covenant compliance patrols were out of town and that the Board dropped the ball in checking for that. We will correct it, and thanked Ms. Cribbs for bringing it to our attention.

Jim Wilds reported on the Neighborhood Watch Program. We currently have 102 members participating in the program and are working to get more signed up. We have purchased "Neighborhood Watch" signs to be posted at the entrances to Comstock Estates, and are awaiting permission from the city of Fruita to post them.

Tom Snow explained the responsibilities and function of the Architectural Committee, including landscaping issues. Member Mrs. Ruckman commented on the number of homes that are not maintaining their landscaping. President Noffsinger pointed out that there are currently 28 vacant homes in Comstock Estates, and these are probably the ones not maintaining their landscaping.

The meeting was adjourned at 8:35 PM.