

Comstock Estates Homeowners Association

Board of Directors Quarterly Meeting Minutes

April 5, 2010

Attendees:

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

Association Members: Refer to the attached listing (1 page).

The meeting was called to order by Chairman Norm Noffsinger at 7:00 PM.

IRRIGATION:

Chairman Noffsinger reported that the irrigation project has been completed at a cost of \$17,886. The estimated cost was \$16,700. The overage was a result of the need to install an air vent, and complications from the weather. Even so, we were only over budget by less than one per-cent. The supply line is fifteen inches, and our inlet line is eight inches so that should result in more than enough pressure throughout our system. We also installed a flow meter which will validate that we are receiving our proper share of water. In addition, we have installed a twenty foot section of deflector grate, which should cut down on the amount of mud and trash that gets into our inlet. The deflector grate was budgeted at \$900, and the final cost of it was \$375.

The turn on of the irrigation water has been delayed by Grand Valley Irrigation, but should be sometime between April 10 and 15. When a decision is made, signs will be posted at all entrances of Comstock Estates, giving of the date of the water turn on and procedures to be followed by homeowners. On this day, HOA members will be walking through the neighborhood looking for significant leaks or burst pipes. This can cause damage to the property involved, as well as to adjacent properties, so these HOA members will attempt to shut off the water at that location. For this reason, homeowners will be asked to make sure gates are unlocked, and dogs are inside or restrained. This information will also be circulated through the Neighborhood Watch Program.

COVENANTS:

Board of Directors members periodically go around Comstock Estates checking for any violations of our covenants. This is done in order to maintain the neat appearance of our neighborhood, for which we are known, and also to maintain the property values. An ongoing problem is unregistered and/or unlicensed stored vehicles. There is one home owner that is causing a problem over this. The Board is attempting to resolve the issue without resorting to legal channels.

ARCHITECTURAL:

Tom Snow inquired about uncompleted landscaping. Don Williams asked that the addresses of any such problems be relayed to the Board.

Tom Snow reported that one homeowner has inquired about installing solar panels. He is working with the homeowner to get the proper permits. Another homeowner wants to put up a very large shed in his backyard. It appears that this shed does not comply with City regulations and the homeowner has been so advised.

NEIGHBORHOOD WATCH:

Jim Wilds reported the "Neighborhood Watch" signs have been posted at the entrances to Comstock Estates. We have lost the services of two of our Block Captains. One has moved, and the other has undergone surgery. We are looking for volunteers to serve as Block Captains. Officer Gary Younger reported the few issues are "Barking Dogs". For Barking Dogs call Animal Control. For Suspicious Activity call 911.

BUDGET:

Chairman Noffsinger reported that our budget is in good shape, and we will be adding \$2,500 to our reserve fund. This reserve fund is for emergencies and/or unforeseen expenses.

Thus far fifty-six per-cent of our homeowners have paid their dues. He noted that we do have the option of filing a property lien on dues that are significantly in arrears but that seldom needs to be done, and is done only as a last resort.

Legal expenses of \$735 were incurred relating to checking and securing easements for our irrigation project.

SHARES:

Water share issues are proceeding slowly through legal channels. One holder of unresolved Comstock water shares has responded to our inquiries, and another is now living in Mexico and has not responded.

NEW BUSINESS:

Robert Cribbs has sufficient stain to cover perimeter fencing behind two homes. Paul Roberts suggested starting at the north end of Coulson Street, which have never been done. Chairman Noffsinger requested that Mr. Cribbs submit an estimate of the cost of replacing and staining the fence along Coulson Street. Mr. Cribbs stated that this fence line is deteriorating largely because it has not been treated on the homeowners side. It was pointed out that the HOA is required to erect fencing around the perimeter of Comstock Estates, and homeowners are required to treat and maintain their side.

The estimated cost of replacing the broken sign at Ottley and Comstock Drive is \$5,000. Don Williams suggested placing a stem wall under the sign. A note from Joe Saylor was presented to the Board, offering suggestions for the repair of the sign. Chairman Noffsinger will contact him.

The next quarterly meeting is scheduled for July, 6 2010 at 7 pm Civic Center.

The meeting was adjourned at 8:05 PM.