

Comstock Estates Homeowners Association
Board of Directors Quarterly Meeting Minutes

July 12, 2010

Attendees: Board of Directors: Chairman Norm Noffsinger; Members Paul Roberts, Tom Snow, and Don Williams. Jim Wilds was excused. Association Members: Refer to the attached listing (1 page).

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

Water shares: Norm Noffsinger advised that correspondence was recently received from Attorney Teske stating that he had been successful in having Lisa Comstock sign over to Comstock HOA a 50 share certificate of Grand Valley Irrigation Company water rights. The remaining 10 share certificate has been declared lost or misplaced and GVIC has requested that a bond be obtained before reissuing those shares.

A motion was passed to purchase the bond in the amount of \$184.00 protecting GVIC.

The HOA now holds clear title all 77 shares of GVIC water right.

Paul Roberts advised that documents in the Mesa County records show 3 shares had been given to the City of Fruita as part of the Pioneer park transaction.

Irrigation: LD Pee who is now on the board of Elmwood Lateral Ditch advised that he attended their quarterly meeting and advised that evidence had been collected to show that neighboring farmers were drawing more than their allotted shares from the ditch and reducing the water flow to Comstock's irrigation system. Another user on the Elmwood system was noted to be allowing water to flow directly from their pipe directly into the street drain system. This owner was notified. LD also commented that the main ditch was currently full of debris from weed abatement activity and the Comstock system would have excess debris for at least two weeks.

It was agreed that Comstock must get cooperation of other Elmwood users in order to guarantee their share of water is adequate to maintain pressure in the irrigation system.

A leak has been located in the main irrigation and it will be repaired at the end of the season, before the system is shut down for the winter. The leak is not causing any damage at this time.

Board Member Increase: A motion was passed to increase the Board to five members. Keith Compton has agreed to accept this position.

Entrance Sign: Don Williams is currently working to have the cracked sign shored up and repaired. It is the intent to use the existing columns and place a steel angle iron

support on two jacks to support the sign. The crack will be filled and painted to match the present lettering.

CC&R Compliance: It has been noted that properties in foreclosure are not being watered and premises maintained. The mortgage holders will be notified to correct this problem. It was agreed that Attorney Teske will be instructed to assist with proper notification of the offending property owner who has been reported for storing an unlicensed vehicle on premises for several months. RV parking on the street is controlled by City of Fruita codes.

Budget: Unpaid dues and penalties are in excess of \$11,000. Although the expenses to date are within budget, these unpaid dues restrict the board from proceeding with additional maintenance and repairs. (Since the meeting, the Board has authorized Heritage Management to send notices to all delinquent owners and will place liens on all properties that are \$150 behind).

Neighborhood Watch: National Night Out is scheduled for August 3. Arrangements are being made to have Lower Valley Fire units at Pioneer park as well as representatives from the Police Department. Watch Captains will be passing the word to members. The committee will also be notifying HOA members to be alert to strange activities in any vacant house in their block. With the number of houses in foreclosure, it is important to be on watch for vandalism. Also to report any property that is not being maintained by watering, weed abatement and trimming of grass.

Adjournment: The meeting was closed at 8:30. The next meeting will be held on October 11, 2010 at the same location and same time. Note: this meeting is being set back one week to accommodate board members who are scheduled to be out of town on October 4.