

Comstock West Homeowners Association
P.O. Box 392 ~ Fruita, CO 81521

April 15, 2020

2020 Dues Assessment

\$0.00

*Please be advised that this assessment is for 2020 only.
The Board anticipates that dues may return to a modest level in 2021
barring any unforeseen major expenses.*

If you think we may not have the most recent contact information please provide us with your current email address and phone number. We will then be able to quickly and easily update you on important notices, meeting minutes and other matters that may arise.

Name: _____

Address: _____

E-mail address: _____

Phone: _____

Please email info to: Linda Deaton: latitudesnorth@bresnan.net
Theresa Pytell: theresapytell@gmail.com

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Minutes of January 21, 2020 Annual Meeting

Comstock West Homeowners Association (CWHOA) President Linda Deaton called the meeting to order at 7:03 p.m. on January 21, 2020 at the Fruita Civic Center, 325 East Aspen Avenue in Fruita, CO. Board members present: Linda Deaton, president (Lot 56); Theresa Pytell, secretary (Lot 51); Nancy Petty, director (Lot 1). Members present: Joan and Rick Colgan (Lot 40), Rich Parrish (Lot 71), Maureen and Mike Voss (Lot 22), Lisa Hamilton and Mike Edgar (Lot 27) and Brianna Acosta (Lot 80).

Proxies held: Linda Deaton (12), Theresa Pytell (7), Rich Parrish combined with Cindi Sherman (5) and Rick Colgan (3).

With eight properties represented and 27 additional proxies a quorum was reached.

The minutes of the 2019 annual meeting were approved with the provision that the 2020 minutes include notice of the resignation of former treasurer Cindi Sherman in 2018. *Cindi and David Sherman formally resigned via email with an effective date of January 22, 2019. (The letter is in the CWHOA archives.)*

Annual Report: Ms. Deaton reported that there are four new homeowners in Comstock West. Maintenance and Compliance – Through the year there were a few minor compliance issues and all were quickly resolved. No other violations were noted.

Treasurer's Report: As of the date of the annual meeting we had received all but five of the 2019 dues.

Checking Account	\$1,029.34	<u>Reserve Funds</u>	
Proposed budget:	\$4,850.00	Savings Account:	\$21,002.08
Dues for 2020:	\$0.00	CD	\$15,857.20
Net: –	\$4850.00 or TBD		

It was discussed that the savings account should be changed to a Money Market Account and the Board will do this as soon as possible. Mr. Parrish made a motion that an audit of the CWHOA finances be conducted. The motion was seconded and passed. Mr. Parrish will make recommendations to the Board of possible auditors for CWHOA accounts.

Mr. Colgan questioned the amount of the Reserve Fund and suggested it is too high. Mr. Colgan was shown reports from past meetings demonstrating that the current funds are on target with his previous recommendations of \$35k. Mr. Colgan offered no evidence in support of this change to our Prudent Reserve.

A motion made by Mr. Colgan to charge \$0 dues for year 2020 in order to lower our Prudent Reserve was seconded and adopted. Ms. Deaton and Ms. Pytell held sufficient proxies to defeat the motion, but allowed the motion to pass in favor of studying the issue thoroughly over the coming year.

Mr. Colgan initiated a heated discussion regarding the number of Directors required on the Board. President Deaton recited our by-laws which state a requirement of five directors. Mr. Colgan insisted that the by-laws had been changed. Ms. Deaton asked that he supply evidence that this change was legally made and only then would we observe a change to six directors. *(It's already tough enough to fill five seats.)* At this point several members became frustrated and left the meeting. Only Mr. and Mrs. Colgan and Mr. Parrish remained with the board members to conduct further business.

More than expected or budgeted was spent on Agate Court, the two entrances to the Salt Wash Trail and the signage areas between subdivisions. We sincerely hope these improvements will last and create a better impression of our neighborhood as well as have a positive effect on our property values.

The Secretary reported that a new relationship with the Queens subdivision HOA means that they will participate with us in maintaining the entrance area to the Wash near Agate Court this year. The President and Secretary worked with the City of Fruita last year to maintain those common areas, but our subdivision bore much of the financial burden for the upkeep of those areas.

The Secretary reported an ongoing relationship with the Fruita Police Department working on crime and enforcement issues for our neighborhood and is also a member of Neighborhood Watch.

Welcoming: Please call or email Sue Beeken if anyone is aware of a new neighbor or renter so she can make sure they are welcomed to our neighborhood.

Nominations and Election of Directors: There was one open seat. Theresa Pytell was nominated. There were no other nominations. Ms. Pytell was elected by acclamation.

New Business: Discussion of Lot 80. Some good news - Mrs. Acosta reported that the feral cats are feasting on the mice and keeping the rodent population in check.

Motion to adjourn at 8:20 pm.

Respectfully submitted,

Theresa Pytell, Secretary

Following the Annual Meeting the Directors met to determine the Officers for 2020.

THE OFFICERS AND DIRECTORS FOR 2020

Linda Deaton-President: 970-858-4201 / latitudesnorth@bresnan.net

Theresa Pytell-Secretary: 970-639-2903 / theresapytell@gmail.com

Nancy Petty-Treasurer: 970-270-7855 / nancy@gaitn.com

Terry McDowell: 970-858-7314 / terry_mcdowell@yahoo.com

Linda Mallinson: 970-640-6330 / mallinsonlinda@gmail.com

COMMITTEES

Irrigation: Bob Beeken 715-523-0393 / rbeeken@uwsp.edu
and Jeremy Jolley 970-201-1639

Maintenance & Compliance*: Linda Deaton and Theresa Pytell (see above)

Welcoming: Sue Beeken 970-488-9016 / sebeeken@yahoo.com

* *Includes Common Areas, Covenant Compliance and Architectural Control*

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FOLLOW-UP NOTES ~ APRIL 15, 2020

Audit Update: Treasurer Nancy Petty has done a thorough and exhaustive study of Colorado's laws governing HOAs, as well as Comstock West's assets and budget. Mrs. Petty and Mr. Parrish made inquiries about the procedures and expense of an outside audit. After numerous discussions with both Mr. Parrish and Mr. Colgan, Mr. Parrish withdrew his motion that we undergo an external audit of our finances.

The decision was based on the following:

- All checks exceeding \$300 already require two signatures.
- We routinely write less than 25 checks per year.
- Our checkbook and bank statements are always open to inspection.
- The cost of an external audit seemed excessive based on our small amount of activity.

of Directors Update: Mr. Colgan redrew his complaint regarding the number of directors. We will continue to elect five directors as required by our by-laws.

Dues and Reserve Fund Update: Although the dues for 2020 are set at \$0 the Board will study this issue over the year and keep the members updated on the potential downside of reducing our prudent reserve. Some of the things we want to keep in mind – our irrigation system isn't getting any younger, what would the impact of a special assessment be on most of us, especially young families and those of us with limited incomes. We would like to hear from all of the members on this important issue.

Protocol: (Protocol Def. - *The forms of ceremony and etiquette observed by diplomats and heads of state.*) We've heard from some members who have found the Annual Meetings to be unpleasant and do not attend because of the disagreeable atmosphere. Your Board is looking for ways to ensure that Member Meetings are productive, professional and pleasurable experiences.

Missed Agenda Items:

The idea of a Community Garden which was discussed at the 2019 Annual Meeting was at first rejected by the City of Fruita. However, several months later they were open to the idea and came to us for further discussion. It has been tabled until their work on the Salt Wash Trail is more complete.

As you can see from the Committees Report on the previous page the president and secretary are handling Maintenance & Compliance. It would be great to have help and input from more members.

For many years we have discussed jazzing up the signage at the entrances to Comstock West Subdivision. Does anyone care about this?

And finally, the Yard Sale. Last year's community yard sale was fairly tepid. However, those who did participate had a great time. There were lots of shoppers and everyone did well. Should we try it again once we're out of the COVID-19 morass?

We look forward to hearing from you. Please email your thoughts/ideas to us.

— Your Comstock West HOA Board