

Comstock West Homeowners Association

P.O. Box 392 • Fruita, CO 81521

Minutes of April 18, 2023 Annual Meeting

Comstock West Homeowners Association (CWHO) President Kent Alexander called the meeting to order at 7:05 p.m. on April 18, 2023, at the Fruita Community Center, 324 N. Coulson, Fruita, CO.

Board members present: Kent Alexander, president; Nancy Petty, treasurer.

Members present: Joyce Alexander; Josh VanBlerkom; Mike Edgar; Lisa Hamilton; Joseph Barnes; Laurie and Jeff Swanson; and Sue and Bob Beeken.

With eight properties represented and six additional proxies, a quorum was not reached.

Kent Alexander distributed and read the 2019 minutes (the last annual meeting held in person due to Covid-19). A current balance sheet was distributed by Nancy Petty. The minutes nor the budget were not approved because of the lack of a quorum. A discussion followed on why people were not attending the annual meeting. Possible reasons given were: people don't want to attend when they are tired after work or people don't care in general. A mailing will therefore need to be sent to all lot owners of Comstock West Subdivisions which will include the following items that need to be voted on:

- 1) Treasure's 2022 report
- 2) 2023 proposed budget
- 3) The assessment of \$55.00 annual dues
- 4) Nomination of Board of Directors positions

Maintenance and Compliance:

A discussion on the hillside below Amethyst Drive included the benefits of watering the area to prevent erosion or not watering to prevent weeds. Presently homeowners alongside this area have been making the decision to water/not water the area themselves. It was agreed that it is the HOA's responsibility to keep weeds cut in this area. It was suggested that we need long-term solutions to the problem.

Treasurers report:

Checking Account:

Proposed Budget:

Dues for 2023:

Net:

It was noted that the interest rate on the CDs should be reviewed for higher rates.

Welcoming/Irrigation:

Laurie Swanson and Bob Beeken both asked for a list of new homeowners so that the new neighbors can be welcomed and/or informed about irrigation issues.

The meeting was adjourned at 8:05 p.m.

Respectfully submitted,
Joyce Alexander