

Comstock West Homeowner's Association
PO Box 392, Fruita CO 81521

Minutes of May 7, 2024, Annual Meeting

Comstock West Homeowners Association (CWHOA) President Kent Alexander called the meeting to order at 7:04 pm on May 7, 2024, at the Fruita Community Center, 324 N Coulson, Fruita, CO.

Board members present: Kent Alexander; Theresa Pytell, secretary.

Members present: Kent and Joyce Alexander, Theresa Pytell, Karen and Wayne Boroughs, Jeff and Kelly Weak, Mike and Erin Noel, Vivi Arnett, Dwight and Teresa Fowler, Byron and Johna Rice, Mike Edgar and Lisa Hamilton, Keith and Anita Duncan, Bonnie Schlegel, Michael and Maureen Voss, Jim Janik, Josh VanBlerkom, Tony Galdek, Jeff Swanson, Nicole Zaatar, Brian Dean, Cynthia Grover, James Harrison.

Treasurer's report was distributed and approved by vote by all present members.

2024 proposed budget was distributed and approved with vote by all present members.

Assessment of \$55 was approved by vote by all members present.

Checking account: \$4253.35; Canvas CD: \$26498.58; Savings Alpine Bank \$8168.29.

Kent Alexander proceeded with nominations for director and legal considerations for the HOA, and Cynthia Grover was nominated and approved for this director position by all present.

Kent Alexander proceeded with nomination for treasurer, and Keith Duncan was nominated and approved by all present.

Kent Alexander proceeded with nominations for director, and Mike Noel was nominated and approved by all present.

Welcoming/Irrigation

Laurie Swanson continues to welcome new neighbors. Mike Voss, Jeremy Jolley, Bob Beeken continue to be the go-to for irrigation issues.

New business

Keith Duncan proposed that he would like to put up a non-conforming 6-foot fence along the streetside at 954 Azurite Dr. All concurred that the covenants would have to be changed in order to do this. It was decided that a mail vote to all homeowners would be necessary. A motion was made by Josh Van Blerkom to put this issue to a vote. The motion was seconded by Mike Noel. A mail-out vote will be prepared and sent to all of the homeowners as soon as possible.

Maintenance

Kent Alexander asked for volunteers to be on maintenance and compliance committee, so Mr. Alexander agreed to canvass the HOA for violations and deal with issues. Homeowners are encouraged to report issues to the HOA president.

Adjournment

Mike Voss made a motion to adjourn and the meeting was adjourned at 8:15pm.

Respectfully submitted,
Theresa Pytell -Secretary