

Comstock Place HOA Annual Meeting Agenda December 18, 2024

Purpose: Our dual mission as a board is to maintain or increase the value of the property, while enhancing the owners' current enjoyment and peace of mind.

1. Roll call and quorum:
Present:
By Proxy:
2. Approve Minutes and Agenda
3. Discuss potential changes to Board membership and vote on them
4. Financial Report: Review and adopt the 2025 Operating budget
5. Review and adopt the Community Agreement (Rules)
(Vote on pet rule)
7. Discuss reserve study strategy and priorities:
Accept the study done by Reserve Study Group with revisions
Approve Reserve Spending plan for 2025
Discuss revenue options (Assessment vs. internal loans)
Discuss minimum threshold options (\$30k vs. \$70k or somewhere in the middle?)

Action Items:

Future Agenda Items:

- Decide on Reserve funding options
- Decide about Reserve minimum balance