

Comstock Place HOA

Board Meeting Minutes

October 5, 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: Bill, Dorene, Carol, Omar, Jim

2. Approve Minutes and Agenda - Approved

3. Financial Report:

Current balances and upcoming expenses - Bill

4. Status of current improvement projects:

Balcony repairs – Bill – Jesse will be back in late October to build the 6 balconies at Carol's and Butler's

5. Committee Reports:

Pool – Bill – Pool service will close the pool on Sep.12th and we will place the tarp over it ourselves.

Landscaping – Dorene – Have not yet received the bill for this year's work by Spirit Pruners.

Maintenance (Structures, Sewers, Fencing, Paving & Irrigation) – Jim (see below)

Bylaws and Community Agreement - Review draft Community Agreement – Bill

We spent considerable time discussing the Community Agreement, but will need to take it up again at the next meeting.

Social – Dorene - Notice of fall cleanup (see action item below)

6. Discussion of reserve study strategy and priorities

A. Sewers, paving and Bower's garage repair

The entire Board favors doing the sewers and Bower's repair next year and the repaving in 2027 using internally generated funding (\$50,000) which will maintain a threshold balance in the reserve account of over \$40k, except in 2027 when it is projected to drop to \$30,600 as the ending balance.

B. Exterior Maintenance – Siding & Painting

We discussed moving this work to the operating budget instead of taking it from the reserve account. For next year we will see how much we can budget for this work in the operating budget and project spending \$5000 from the reserve account. That should allow us to complete at least a couple of the high need projects. The last two balcony replacements will also budgeted to be done in 2025.

Consider adding:

- Drip Irrigation for Common Area gardens and planting strips to protect structures/fences and save water
- Recoating fences

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- Annual roof and gutter cleaning to operating budget

Action Items:

Bill – Post bid solicitation at Sherwin Williams for painting Bower’s south wall, Omar’s house and future work (get 3 bids)

Jim – Get quotes for repair of south drive trench or DIY for now?

Dorene – Send out notice of the fall cleanup on November 16th at 10 am till finish. Ask for a small contribution (\$25~) from owners who are unable or unwilling to help with the work. Pizza and soft drinks will be provided for the work crew.

Future Agenda Items:

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