

# Comstock Place HOA Board Meeting Minutes February 4, 2025

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, Jo Ann, Carol, Chuck, Jim  
Members: None (Linda for part)

## 2. Approve Minutes and Agenda - Approved

## 3. Financial Report:

- Current balances and upcoming expenses – Bill
- Review 2025 M&O budget

Consider reallocating the M&O money not spent last year (\$6717)

- If we find a good painter, we may spend up to \$6000 more on painting
- \$717 will be added to the \$1310 Misc. Expenses budget (\$2027 total) which may be needed for sprinkler repairs or other unanticipated costs
- Review timing of capital projects based on cash flow
  - We will renew the \$50K CD at Washington Trust for 3 months through mid-May.
  - We will give Action Drain a window from mid-May through September to do the sewer work.
  - Painting work will commence after mid-May and continue until the budget is spent. (\$20K from reserve account and \$4000 from M&O budget)
  - Balconies at Butler's and Capra will be done as soon as the weather is dry enough.
  - The last two balconies at Fern's and Omar's will be done later in the year. We will likely do the demolition sooner.

## 4. Committee Assignments:

Social & Pool – Jo Ann/Carol (Liz, Dorene, Linda, Fern?)  
Grounds – Chuck (Bill, Jim, Dorene, ?)  
M&R – Jim (Chuck, Bob, Tom?)

- Decided to combine the "Grounds" and "Irrigation" Committees
- Brainstorm potential members to join committees;

## 5. Discussed developing an HOA website.

Jim has asked our son Evan to develop the site using Go Daddy.  
Chuck & Jo will coordinate with Evan on the layout and content.

### Action Items:

Grounds Committee (Mowing, snow plowing, clean-up, pruning, irrigation?):

- Get bids or consider options for lawn mowing
- Determine need and plan/budget for spring clean-up
- Identify and arrange the work to be done by Spirit Pruning this year (\$2000 budget)

Irrigation Committee:

- Plan/schedule start-up of sprinkler system

**Comstock Place HOA  
Board Meeting Minutes  
February 4, 2025**

- Check all heads for function and direction

M&R Committee:

- Publish the current paint specifications for anyone wishing to do painting themselves or to hire their own contractor
- Research other paint/stain options to assure long term availability and optimum performance (life)
- Arrange for the sewer relines to be done this year and check with Treasurer on cash flow requirements for timing
- Get additional bids for painting to be done this year (and ongoing)
- Assure that the remaining balconies are completed in a timely manner this year
- Get budget quotes for roofing
- Notify Dalich of needed work; roof, gutters, clean-up, etc. and upcoming sewer work

Social/Pool Committee:

- Determine the scope and frequency of pool service and get bids

Other:

- Jim – Notify owners of likely need for assessment or loan package for paving in 2030 or ?

Future Agenda Items: