

Comstock Place HOA

Board Meeting Minutes

March 18, 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:

2. Approve Minutes and Agenda - Approved

3. Financial Report:

- Treasurer's Report – Jo

Looks like the City utilities will exceed budget

- Review 2025 M&O budget – Leave additional revenue off budget for now
- We will start major painting projects after mid-May, but will start some smaller projects sooner that we can do ourselves.
- We are disputing George's arbitrary increases for snow plowing. Jo will pay him at last year's rate and state that it is "full and final" payment. We'll need to find someone new for next year.

4. Committee Reports & Action Items:

Social & Pool – Jo Ann/Carol (Liz, Dorene, Linda)

- We will use Pool Service again and have the pool open on or before June 17th
- The committee will plan summer events with the first one being on June 17th

Grounds – Chuck (Bill, Jim, Dorene?)

- Chuck got two bids for mowing and we chose to go with Russell Haase at ~\$125/mowing
- Chuck advised George VH that we will not be using him
- Plan for spring clean-up is to do much of it ourselves again and likely spend more this Fall
- Committee will plan & arrange the work to be done by Spirit Pruning this year (\$2000 budget)

Irrigation Committee:

- Start-up of sprinkler system will be in late April with a walk through to check all heads for function and direction

M&R – Jim (Chuck, Bob, Tom)

- Jim will publish the current paint specifications for anyone wishing to do painting themselves or to hire their own contractor -Done
- For now we have settled on Miller Paint which is now owned by Rodda assuring long term availability. We will still check for other options.
- Sewer relines to be done this year starting May 19th & lasting about 6 working days
- Get additional bids for painting to
- Assure that the remaining balconies are completed in a timely manner this year (Meeting with Jesse on the 27th or 28th)
- Get budget quotes for roofing
- Notify Dalich of needed work; roof, gutters, clean-up, etc. and upcoming sewer work
- Ask Action Drain about paving the depression on the south driveway

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Other Action Items:

Jim – Finish website per plan

Future Agenda Items: