

Comstock Place HOA Board Meeting Minutes May 1, 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 - We have enough money to cover painting and roof cleaning expenses until the CD expires on May 13th
- Review 2025 M&O budget – No significant variances
- Review timing of capital projects based on cash flow and CD expiration – All OK

4. Committee Reports & Action Items:

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

- Plan summer events – June 17th Pool Grand Opening Party > move to Lee's

Grounds – Chuck (Bill, Jim, Dorene?)

- Get bids or consider options for lawn mowing – Changed to Pacific Lawn Care
- Determine need and plan/budget for spring clean-up – Minimal cost for spring
- Identify and arrange the work to be done by Spirit Pruning May 13th (Done)

Irrigation Committee:

- Start-up of sprinkler system and check all heads for function and direction at Noon on May 2nd Bill and Chuck will accompany Tom Bro

M&R – Jim (Chuck, Bob, Tom)

- Update the paint specifications for anyone wishing to do painting themselves or to hire their own contractor 1. Pressure wash, 2. Scrape and sand, 3. Caulk and putty. 4. Prime with Sherwin-Williams Peel Bond, 5. Paint with S-W Super Paint (color: Muddy Turtles)
- Sewer relines to be done starting May 19th & lasting about 6 working days
- 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
- Ask Action Drain about paving the depression on the south driveway
- Get quote for Fall roof/gutter cleaning of all units

Other Action Items:

Jim – Notify owners of likely need for assessment to do paving in 2031

Bill/Jo – Plan and prepare to submit special assessment to membership at this year's Annual Meeting in December. Assessment due date certain: March 1st, 2031 or ?

Jim – Finish website per plan

Carol – Find wording regarding the responsibilities of owners of vacant properties

Jo – Draft an addendum to the Community Rules reflecting the above for Board consideration

Take the proposed addendum to owners for approval voting

Jo & Linda – Meet with Mike D. to present the new requirements