

# Comstock Place HOA

## Board Meeting Minutes

### August 21, 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

2. Approve Minutes and Agenda - Approved

3. Financial Report:

- Treasurer's Report – Jo (See Monthly report)
- Review 2025 M&O budget (Senske sprinkler costs; partly covered by Misc. Repairs)
- Review timing of capital projects based on cash flow (See M&R below)

4. Committee Reports & Action Items:

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

Final Summer Social September 3

Pool closes on Sep.5th

Grounds – Chuck (Bill, Jim)

- Chuck will get bids or consider options for snow plowing
- Fall clean-up bid from Pacific ~ \$1300 for the common area only, but on an hourly rate.

Irrigation Committee: Bill (Jim)

- Plan/schedule work list and budget for new sprinkler man (Joel Roter)

We expect he will be here on Monday 8/25

M&R – Jim (Chuck, Bob, Tom)

– Update the paint specifications for anyone wishing to do painting themselves or to hire their own contractor (Done and available as needed)

- Assure that the remaining balconies are completed in a timely manner this year

**Jesse has not returned my call from last Friday.**

**I have texted him and requested a call back.**

- Notify Dalich of needed work; roof, gutters, clean-up, etc. and the need to pay for them

**He is not responding to Jo's requests.**

**Jo composed a letter putting him on notice that the roof and gutters must be cleaned within 30 days or we will do it and assess him for it.**

- Jim has requested a quote for Fall roof/gutter cleaning of all units from Pacific Exterior

-Assess roof damage at Bowers' The flat roof over the entry is not draining properly resulting in rot to the fascia and sagging of the roof. We decided that it is a roof neglect issue and is the owner's responsibility to repair

Other Action Items:

All - Plan and prepare to discuss the possible need for a special assessment with the membership at this year's Annual Meeting in December. Chuck suggested we simply defer the paving. We should poll the membership at the meeting concerning the perceived need for and timing of any repaving. We could do just the section by Bowers and Isaak's where roots have raised the pavement

Jim – Look will into the possibility of patching and resealing the pavement ourselves