

COMSTOCK VILLAGE  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS

January 20, 2021 Minutes

President Vera Feldman called the meeting of the Board of Directors of the Comstock Village Homeowner's Association to order at 7:00 PM on January 20, 2021.

The following persons were present:

- Vera Feldman - President
- Howard Feldman - Director
- Kevin O'Connor – Director
- Chas Cox- Director
- Jim Doukas - Secretary/Treasurer
- Sidney Patin - Director
- Alicia Klausmeier - Administrator
- Bill Schmidt- Proxy to Chas Cox

MINUTES of November Meeting were approved

FINANCIAL - 2020 Financial Statement – the HOA remained in budget for 2020

2021 Assessment Update- about 300 of the 2021 invoices have been paid; will send out reminder to turn in assessments on time

REPORTS:

ADMINISTRATOR –

Reviewed the timesheet- worked 49.5 hours in December.

New Homeowners- there were 3 new homeowners

- There has been an issue with Title Companies not returning covenant signature sheet or new homeowner contact information
- Suggestion is to withhold future status letters until we receive the previous information

Architectural Approvals-

- Shed- Board reviewed the evidence and approved signatures from neighbors signing approval; will add to approval letter that it must be hidden from street

TRAFFIC/OFF DUTY POLICE

Share homeowner comments

- Chas takes comments and invites homeowners to contact Chas if problems

**OLD BUSINESS:**

- On-Street Parking Resolution
  - Special meeting on February 17<sup>th</sup>- Zoom for residents; will email packet to homeowners
- Political Signs
  - Email to all residents will go out and reference to covenants
- Trash Service Review
  - Need language to not endorse any specific company and do not include prices

**NEW BUSINESS:**

- Common Area issue- encroachment
  - Sent certified mail to lawyer but has not received the confirmation
  - Tabled until next meeting and awaiting response
- Jim resigned due to health issues

The meeting was adjourned at 8:40 PM

COMSTOCK VILLAGE  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS

February 17, 2021 Minutes

President Vera Feldman called the meeting of the Board of Directors of the Comstock Village Homeowner's Association to order at 7:00 PM on February 17, 2021 via Zoom.

The following persons were present:

- Vera Feldman - President
- Howard Feldman - Director
- Bill Schmidt – Director
- Jim Doukas – Secretary/Treasurer
- Sidney Patin – Director
- Kevin O'Connor – Vice President
- Tommy Pesavento- Director
- Chas Cox- Director
- Alicia Klausmeier – Administrator

**ON STREET PARKING FORUM-** The Board conducted an open forum for homeowners to ask questions regarding the resolution.

The following homeowners were present: Brian Casebeer, Laurel Campbell, Charlie and Barb Czar, Wes and Steph Ford, Bob Zupan, Wendy and Curtis Potter, James Cara, Robert Smith, Birgit Landin, Nancy Polashoniski, Sydney Randall, Eric Kaler, Andrea Randall, Frank Barber, Andrew Fitch, Colleen Gwinnup

- There was a proposal to “time out” the fines after a certain period.

MINUTES of January Meeting were approved

FINANCIAL – January Financial Statements approved

2021 Assessment Update-

Late Fees- send letter to all open invoices; \$30 late fees incurred on March 15<sup>th</sup> if not yet received. Rebilling and Board will discuss. Whether or not to place a lien.

REPORTS:

ADMINISTRATOR –

Timesheet- The administrator worked 56 hours in January

New Homeowners- There was one new homeowner in January

Architectural Approvals- See packet for all approvals

## COVENANT VIOLATIONS

Email updated list for director areas

TRAFFIC/OFF DUTY POLICE – No report; Chas would like to pass off police contact to another Board member

### OLD BUSINESS:

- On-Street Parking Resolution
  - Bill will put together and share a paragraph that says “comply by all covenants” for landlords
  - Abandoned vehicle- a different covenant violation than street parking violation- refer these to city
- Property- the property was purchased in 1982 and the ILC showed the patio there at the time of purchase
- Common Area Review- suggest paying someone to check property lines for easements every few years
- Parking Resolution Vote- proxy votes to be picked up by Directors for votes

### NEW BUSINESS:

- Board Position Elections
  - Secretary/Treasurer- Tommy Pesavento
  - Director- Kevin will take over off duty police

The meeting was adjourned at 9:15 PM

Future meetings 2021: April 21, May 19, June 16

COMSTOCK VILLAGE  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS

March 17, 2021 Minutes

President Vera Feldman called the meeting of the Board of Directors of the Comstock Village Homeowner's Association to order at 7:00 PM on March 17, 2021 at the Feldman's.

The following persons were present:

- Vera Feldman - President
  - Howard Feldman - Director
  - Bill Schmidt – Director
  - Jim Doukas – Secretary/Treasurer
  - Sidney Patin – Director
  - Tommy Pesavento- Director
  - Chas Cox- Director
  - Alicia Klausmeier – Administrator
- 
- Kevin O'Connor – Vice President proxy to Chas

MINUTES of February Meeting were approved; Executive session minutes approved.

FINANCIAL – February Financial Statements approved

2021 Assessment Update-

Late Fees- applied on March 31<sup>st</sup>- because of delays due to COVID, 30 day extension for assessments

REPORTS:

ADMINISTRATOR –

Timesheet- The administrator worked 62 hours in February

New Homeowners- There were no new homeowners in February

Architectural Approvals- See packet for all approvals

COVENANT VIOLATIONS

Signs in yards- the Board needs to enforce the covenants and will contact regarding street signs

See Board packets for addresses and covenant violations

TRAFFIC/OFF DUTY POLICE – No report updates

OLD BUSINESS:

- On-Street Parking Resolution Final Vote
  - Motion to adopt resolution #1- approved
  - Motion to adopt resolution #2- approved
  - Motion to adopt resolution #3- approved
  - Motion to adopt resolution #4- approved
  - Bill will adjust resolutions
  - Alicia will send email to all residents using a draft from Bill
- A guest parking spreadsheet will be developed to manage parking guests
- A parking violation spreadsheet will be developed to manage violations
  
- Carpenters attorney- Bill will send a letter or call the attorney to suggest that if they do not sign it then the Board is considering installing a split rail fence

**NEW BUSINESS:**

- Garage Sale Date- June 5<sup>th</sup>
- Community Clean-up- June 7-8 (round 1) and June 10-11 (round 2)- approved
- Common area- dog park?- discussed and rejected the idea due to downstream pollution, wastewater fees, and erosion

The meeting was adjourned at 8:34 PM

Future meetings 2021: April 21, May 19, June 16

COMSTOCK VILLAGE  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS

April 21, 2021 Minutes

President Vera Feldman called the meeting of the Board of Directors of the Comstock Village Homeowner's Association to order at 7:09 PM on April 21, 2021 at the Feldman's.

The following persons were present:

- Vera Feldman - President
  - Howard Feldman - Director
  - Bill Schmidt – Director
  - Sidney Patin – Director
  - Tommy Pesavento- Director
  - Chas Cox- Director
  - Alicia Klausmeier – Administrator
- 
- Kevin O'Connor – absent

MINUTES of March Meeting were approved. Make sure that minutes do not have homeowner names.

FINANCIAL – March Financial Statements approved

2021 Assessment Update- Motion approved to place liens on properties.  
Administrator will reach out to lawyer regarding liens.

REPORTS:

ADMINISTRATOR

Timesheet- The administrator worked 50 hours in March

New Homeowners- There was one new homeowner in March

Architectural Approvals- See packet for all approvals

COVENANT VIOLATIONS

Bill will draft email message to send to parking violators; When ticket is placed, director will take a picture of the citation and email it to administrator. Administrator will record violations in a spreadsheet.

TRAFFIC/OFF DUTY POLICE – No report updates

OLD BUSINESS:

- Guest Parking Placard- Alicia will use template and email homeowners; get an embossed stamp and/or watermark the placards

**NEW BUSINESS:**

- Bank account access- new directors need to get to the bank to have access
- Jazz in the Park- check in with Jim regarding procedures
- Website- Tommy will look at updating the site

The meeting was adjourned at 9:00 PM

Future meetings 2021: April 21, May 19, June 16



COMSTOCK VILLAGE  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS

May 19, 2021 Minutes

President Vera Feldman called the meeting of the Board of Directors of the Comstock Village Homeowner's Association to order at 7:05 PM on May 19, 2021 at the Feldman's.

The following persons were present:

- Vera Feldman – President
- Kevin O'Connor – Vice President
- Howard Feldman - Director
- Bill Schmidt – Director
- Sidney Patin – Director
- Alicia Klausmeier – Administrator
- Tommy Pesavento- Director proxy to Chas
- Chas Cox- Director proxy to Sidney

MINUTES of April Meeting were approved.

FINANCIAL – April Financial Statements approved

REPORTS:

ADMINISTRATOR

Timesheet- The administrator worked 45 hours in April

New Homeowners- There was one new homeowner in April

- 515 Grey Eagle Dr- house closed without a status letter- get info to Bill to send out letter

Architectural Approvals- See packet for all approvals

COVENANT VIOLATIONS

Vote approved to send out to homeowners regarding procedures for ticketing. This will be emailed out to all homeowners.

TRAFFIC/OFF DUTY POLICE – No report updates

OLD BUSINESS:

- Homeowner with common area encroachment is willing to. Sign license to use but we will allow hm to keep the existing landscape. Bill needs to get a copy of the license to use.

- Common Area Encroachments- There is not a running list of encroachments unless there is a license to use sent to them. Frank needs a list of HOA documented License to Use.

#### NEW BUSINESS:

- Common Area Tree- approved to have Frank reach out to homeowner to regarding removal of the tree but must be replaced with a new tree.
- Jazz in the Park- "Foothills Bluegrass" is approved. Grass It Up contract is \$800- Sidney will be the lead and Jim with share specifics. The date is Tuesday June 29<sup>th</sup> from 6-8pm. Need to reach out to food trucks to come. Sponsor letters will be sent out.

The meeting was adjourned at 9:05 PM

Future meetings 2021: July 21, Aug 18, Sept 15

COMSTOCK VILLAGE  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS  
June 16, 2021 minutes

President Vera Feldman called the meeting of the Board of Directors of the Comstock Village Homeowner's Association to order at 7:05 PM on June 16, 2021 at the Feldman's.

The following persons were present:

- Vera Feldman – Director
- Howard Feldman - Director
- Bill Schmidt – Director
- Sidney Patin – Director
- Tommy Pesavento- Director
- Chas Cox- President

DETERMINATION OF A QUORUM (4 required): Quorum reached

*7:05pm-8:00pm A homeowner, who also admittedly rents out a portion of their home to multiple tenants, appeared unexpectedly at the Feldman's home and requested to confer with the board. Resident was admitted in and the following discussion ensued:*

A resident attended the first part of the meeting to dispute the actions taken against them as per the new parking violation resolution which was recently passed. Bill and Chas explained the way the neighborhood covenants work to the resident, who was unwilling to accept the new resolution. His main argument was that there were not enough people who voted on the new resolution to change the covenants. Bill explained this was not a covenant change, because the original covenant, which states street parking is not permitted in Comstock Village, did not change, but rather the new resolution which passed by a quorum of voters provides an action the board can take to enforce the previously-existing covenant. The resident then stated they did not receive any notice of the resolution passing by mail. Bill explained that email was an acceptable methods of communication per the covenants, though the resident did not provide an email address so states they did not receive the notice. Bill explained this does not exempt the resident from abiding by the new resolution to enforce the covenant. The resident then became rude and defensive and begin antagonizing board members, attempting to instigate arguments and making personal attacks on various board members. Chas explained that it was the community who initially filed the complaints, and that the board did not single this resident out but is simply acting upon its responsibility to enforce the covenants that are agreed upon by every homeowner when they buy property in Comstock Village. Resident requested the new resolution documentation be sent and requested a guest pass for a relative who is staying at their home for a set period of time. Bill offered that the Administrator would send the requested documents by mail. Resident asked if there was a grace period during snow days in the winter, Bill and Howie explained that yes, if a day or so is needed to clear snow from your driveway in winter, or you can't get into your driveway prior to snow removal, no violations will be recorded,

Chas further explained that even so, it is important to keep the streets clear as quickly as is safely possible in order for city snow plows to be able to clear roads after a snowstorm. Resident states they will park in a gravel aggregate area on their property next to the driveway, instead of parking in the street moving forward. Chas requested the resident submit a home improvement application to lay down the new gravel in order to have a record of the property update, which the resident agreed to verbally. Resident continued to protest the covenants and resolutions repeatedly. Resident was then offered an opportunity to have the slate cleared, with the agreement that they would not continue to park on the street. Chas explained that the next citations to be placed would be warnings, and that he and Kevin would be placing the citations on the residents vehicles moving forward if neighbors continue to file complaints. Resident agreed to comply with this arrangement. Resident also suggested they would begin to send email complaints for every vehicle they see parked on the street, which Chas explained is their prerogative. Resident left the Feldman's home at 7:56pm peacefully.

MINUTES of May Meeting - Approved.

FINANCIAL May Financial Statements - Approved.

#### REPORTS:

##### ADMINISTRATOR

Timesheet - Administrator worked 59.5 hours in May

New Homeowners - see packet for all known new homeowners

Architectural Approvals - see packet for all new approvals;

- Chas to follow up with Alicia and Kevin re: a pending fence approval

#### COVENANT VIOLATIONS

- 605 Grey Eagle Cir S: update to - "warnings rescinded"; next column should say "Monitor"
- 6665 Grey Eagle Ter: change board member to Bill; trailer removed, will monitor trash cans
- 670 Allegheny; two cars parked consistently in street; complaint filed in Sept. 2020
- 6540 White Falcon Ct - Check to see if xeriscaping was completed (Chas)
- 6720 War Eagle PI - Signage in violation of current covenant; new legislation is passed in state senate to allow signage, awaiting signature of governor. Under new legislation, HOAs can submit content-neutral guidelines regarding size and number of signs. Will monitor and provide guidance if needed.
- 6758 War Eagle PI - Deck: Kevin and Jim to continue to monitor, Chas to follow up
- 360 Silver Spring - junk removed, property sold, remove from list

- 920 War Eagle: Kevin will contact
- 6950 Winter Hawk - Bill sent homeowner an email message with a picture of the vehicle that is not being driven, which has a jack under one of the axles and does not have a license plate. Bill let the homeowner know they need to inform their tenants of new resolutions passed to enforce covenant violations.
- 1011 War Eagle Dr N - Approval letter will be forthcoming
- 455 Allegheny Dr - Howie sent a note to the homeowner outlining the violations (weeds, broken fence, etc.). Owner replied and said they would contact property management to address. Monitor.
- 1060 Allegheny - Truck is being parked halfway on property and half on HOA Area D property. Pictures were taken and the information was forwarded to Howie, who is the director for this section of the neighborhood.

#### TRAFFIC/OFF DUTY POLICE OLD BUSINESS:

- Foothills Bluegrass- Grass it Up! - June 29th
  - Portable toilets are paid for by a donor
  - Extension cords being provided by board
  - Band and two food trucks are confirmed
  - Looking for additional donations, Sidney shared a request letter for finding other donors
  - Alicia: request to send out two reminder emails for the event outlining the times and the activities, to be scheduled to send June 22 and June 28 (example content: bluegrass music starts at 6-8; magician comes on at 5 for the kiddos who arrive early.) We can say "We're expecting some food trucks to be nearby and we'll have free ice cream sundaes available, so come hungry!" or similar wording. We need to be sure we don't communicate that we "hired" the trucks because we didn't. (Sidney)
  - Sidney to send list of items to Vera and Howie to pick up before the event
- Parking Tickets

#### NEW BUSINESS:

- House paint colors-
  - 515 Grey Eagle Dr; did not request approval from board. Sidney recommends they submit an improvement form retroactively. Bill drafted a letter to send to the agent who did not provide adequate covenant information to the new homeowners. Need to provide welcome packet to Bill who will deliver.
  - 705 Grey Eagle Cir N; didn't submit an approval application, board recommends homeowners submit approval form retroactively. Also need to educate new homeowners on covenants. Vera to email the homeowner reminding them that they need to submit the application retroactively for recordkeeping, and that for future improvements to please submit the application before the work is done instead of after.
  - 330 Silver Spring: Alicia to check on improvement application to confirm; if not, Sidney will email requesting retro form application (paint) - same color as 515 Grey Eagle

and others

ADJOURN

- The meeting was adjourned at 9:11pm

Future meetings 2021: July 21, Aug 18, Sept 15, Oct 20

COMSTOCK VILLAGE  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS

July 21, 2021

CALL TO ORDER 7:05pm

DETERMINATION OF A QUORUM (4 required) Yes

Those present:

Howie Feldman, Director

Vera Feldman, Director

Sidney Patin, Director

Chas Cox, President

Tommy Pesavento, Director

William Schmidt, Director

Kevin O'Connor, Vice President

MINUTES of June Meeting

Approved, use two versions - please condense long version before posting and save detailed minutes for CVHA Board records. Remove any details related to the conversation and shorten to only retain the topic and outcome (see Chas for questions).

Please update titles for Chas Cox to "President" and Vera Feldman to "Director" for the June meeting.

FINANCIAL June Financial Statements APPROVED

REPORTS:

ADMINISTRATOR

Timesheet APPROVED

New Homeowners (see packet)

Architectural Approvals (see packet)

COVENANT VIOLATIONS

See packet for covenant violations and actions

TRAFFIC/OFF DUTY POLICE Approved

OLD BUSINESS:

None

NEW BUSINESS:

- Common Area Committee
  - Three members of the CVHA Common Area committee were present to comment on the recent letter sent to the board, re: common areas and encroachment dated July 1, 2021 via email, titled "Encroachment Final2.docx". The Committee requests a time limit for when approvals must be acted upon. The committee would also like boundary lines to be shown on maps, specifically those properties which border the common areas in an attempt to help prevent future encroachments.
  - Sidney/Bill: Can we add a question to the improvement application stating: "Does your property border a community common area? If so, are you currently or does your request encroach upon the common area?" Also include a disclaimer that if the statements related to common area bordering and encroachment provided are found to be false, the application may be automatically denied. Sidney and Bill to provide exact language, and will send to Board for review before updating. (Motion approved.)
  - Frank: Can we spin up a list of addresses which border the common areas, and if any architectural improvement applications OR home sale status letter requests are submitted, Frank and the Common Area Committee are automatically notified in order to review whether there is common area encroachment or not, and will notify the board prior to the board reviewing the application request. Board agreed this was a good idea to look into regarding its feasibility. (Motion approved)
  - To Board: Please re-read the letter Frank sent, mentioned above, so we can make a motion to approve or deny the requests by the next meeting. At the August meeting the Board will go over the remaining suggestions provided by the Common Area Committee.
  
- Reminder to board members: for clogged street gutters and drains, or vegetation growing on homeowner's properties that block view of traffic at intersections, to



contact the appropriate Colorado Springs city department and report the issues. This will usually expedite a solution.

- Alicia, can you check to see if we have the signed document from this property stating the owner will abide by the CVHA covenants.- 515 Grey Eagle Dr
  
- 670 Silver Spring Cir
  - 670 Silver Spring Cir - Sidney to ask Alicia who he can contact to request they fill out an improvement application form for their existing new sheds. The sheds were erected without having had submitted an improvement application. The board is willing to retroactively approve the shed assuming the plans comply with current covenants. Alicia can contact Bill for the language to send to homeowners in order to provide the application.
  - Bill made a motion to approve the sale provided that the sellers submit the application prior to close. Board approves the sale contingent on application which should include materials and dimensions. Status letter will not be sent until application submitted and approved.
  
- Upcoming Annual Meeting/Elections/Newsletter
  - Can we include a short blurb in the next newsletter reminding homeowners about the T-posts that mark the borders of the common areas, which are for everyone in the community to enjoy, and to please let the Board know if they notice any maintenance needed within the common areas nearest them or if they notice any encroachments into the common areas? - or similar language.
  - For August newsletter we need to include Letter from President, Common Area notes, Jazz in the Park recap on attendance and how successful it was, street parking resolution reminder, mention the sponsors again, and add notes about how to apply for the upcoming elections.
  - Up for re-election: Bill, Chas, Tommy, Howie (Alicia, please check minutes from last year to confirm who is up for reelection).
  
- Property was supposed to remove the “treehouse” they installed on their property before they sold their home. We have a signed letter from them stating they would comply. A motion was passed that they need to remove the structure before the closing can occur. Chas noted that the new owners are already occupying the property. Bill advised we need to let the new owners know that this

agreement exists and that the current owners are responsible for removing the structure.

- Next meeting: Talk about getting the bluegrass band on the schedule again for next year early.

#### ADJOURN

The meeting was adjourned at 9:18pm.

Future meetings 2021: Aug 18 (might be at Rockrimmon Library or firehouse - Bill will be out of town and will provide a proxy), Sept 15, Oct 20, Nov 17

COMSTOCK VILLAGE  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS

August 18, 2021

CALL TO ORDER 7:04 pm

DETERMINATION OF A QUORUM (4 required) Yes

Those present:

Howie Feldman, Director

Vera Feldman, Director

Sidney Patin, Director

Chas Cox, President

Proxy to Vera- Tommy Pesavento, Director

Proxy to Chas- William Schmidt, Director

Proxy to Chas- Kevin O'Connor, Vice President

MINUTES of July Meeting- APPROVED

FINANCIAL July Financial Statements APPROVED

REPORTS:

ADMINISTRATOR

Timesheet APPROVED

New Homeowners (see packet)

Architectural Approvals (see packet)

COVENANT VIOLATIONS

See packet for covenant violations and actions

TRAFFIC/OFF DUTY POLICE Approved

## OLD BUSINESS:

- Common Area Committee-  
Want to increase communication with common area committee; there has been improvements since last meeting
  - Reviewed the letter from the committee- the committee will put together a draft for procedures for resolving disputes; Chas will review the example provided
  - The covenant enforcement summary information can be a statistical summary and posted on the website or handout. The committee will assist with gathering this information.
  - The committee will conduct research for a lawyer to assist in the future if needed
  
- Upcoming annual meeting/elections
  - Budget approved
  - Location TBD

## NEW BUSINESS:

- Homeowner with metal fence in backyard- She would like to wait to replace it with wood until the cost of lumber goes down; she need it due to dog
  - She is invited to next Board meeting
  
- Weeds on Rockrimmon-
  - Put warning letters/emails in mailboxes- Tommy?
  
- Website- approved to pay designer to update improvement app

ADJOURN- The meeting was adjourned at 9:02 pm.

COMSTOCK VILLAGE  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS

September 15, 2021

CALL TO ORDER 7:06 pm

DETERMINATION OF A QUORUM (4 required) Yes

- Those present:
  - Howie Feldman, Director
  - Kevin O'Connor, Vice President
  - Vera Feldman, Director
  - Sidney Patin, Director
  - Tommy Pesavento, Director
  - William Schmidt, Director
  - Alicia Klausmeier, Administrator
  - Chas Cox, President- Proxy to Kevin

MINUTES of August Meeting- APPROVED

FINANCIAL August Financial Statements APPROVED as amended to fix calculation for total assets

REPORTS:

ADMINISTRATOR

Timesheet APPROVED

New Homeowners (see packet)

Architectural Approvals (see packet)

COVENANT VIOLATIONS

See packet for covenant violations and actions

The Board will add active encroachments to the covenant violation packet

TRAFFIC/OFF DUTY POLICE

Ask police to ticket the "non-parking" zones

OLD BUSINESS:

- Common Area Committee- Frank and Carl will update and send out a new draft to Board with suggested updates
- Upcoming annual meeting/elections
  - Location TBD- Bill will check with fire station; also consider a hybrid option with in-person and Zoom
  - October 19<sup>th</sup>- regular Board meeting at the Feldman's at 6:30pm
- License to Use for property at 1040 War Eagle Dr N- Board to discuss and Bill to review letter; will travel with the property

**NEW BUSINESS:**

- Owner of house with T-post attended the meeting to discuss the improvement application and plan for the fence. The Board and homeowner agreed to submit a new application to replace the current fence by May 30<sup>th</sup>, 2022. It was agreed that the wire be on the inside of the fence.
- Weeds on Rockrimmon- we don't charge enough in our HOA dues to do a service cost; consider mailing a letter to each property
- Number of Board Members- this would need to be a vote of 50% of the HOA to change the bylaws
- Bill has stepped down from the Board effective Jan. 1, 2022
- Tommy has stepped down from the Board effective Jan. 1, 2022
- Jazz in the Park- tentative date of May 25<sup>th</sup> with a 6pm start
- Review license to use and encroachment for 352 Waco Ct.

**ADJOURN-** The meeting was adjourned at 9:24 pm.

COMSTOCK VILLAGE  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS

October 19, 2021

CALL TO ORDER 6:50 pm

DETERMINATION OF A QUORUM (4 required) Yes

- Those present:
  - Chas Cox, President
  - Howie Feldman, Director
  - Vera Feldman, Director
  - Sidney Patin, Director
  - William Schmidt, Director
  - Alicia Klausmeier, Administrator
  - Tommy Pesavento, Director- proxy to Tommy
  - Kevin O'Connor, Vice President- proxy to Chas

MINUTES of September Meeting- APPROVED

FINANCIAL September Financial Statements APPROVED

REPORTS:

ADMINISTRATOR

Timesheet APPROVED

New Homeowners (see packet)

Architectural Approvals (see packet)

- 220 Silver Spring- Paint color not approved (Trim only)

COVENANT VIOLATIONS

See packet for covenant violations and actions

TRAFFIC/OFF DUTY POLICE

Kevin will have police ticket people in no parking zones

COMMON AREA REPORTS

Chas will email Frank about 1040 War Eagle Dr N resolution

OLD BUSINESS:

- Common Area Committee- Frank and Carl will update and send out a new draft to Board with suggested updates
- Upcoming annual meeting/elections
  - Location TBD- Bill will check with fire station; also consider a hybrid option with in-person and Zoom
  - October 19<sup>th</sup>- regular Board meeting at the Feldman's at 6:30pm
- License to Use for property at 1040 War Eagle Dr N- Board to discuss and Bill to review letter; will travel with the property

**NEW BUSINESS:**

- Owner of house with T-post attended the meeting to discuss the improvement application and plan for the fence. The Board and homeowner agreed to submit a new application to replace the current fence by May 30<sup>th</sup>, 2022. It was agreed that the wire be on the inside of the fence.
- Weeds on Rockrimmon- we don't charge enough in our HOA dues to do a service cost; consider mailing a letter to each property
- Number of Board Members- this would need to be a vote of 50% of the HOA to change the bylaws
- Bill has stepped down from the Board effective Jan. 1, 2022
- Tommy has stepped down from the Board effective Jan. 1, 2022
- Jazz in the Park- tentative date of May 25<sup>th</sup> with a 6pm start
- Review license to use and encroachment for 352 Waco Ct.

**ADJOURN-** The meeting was adjourned at 9:24 pm.



COMSTOCK VILLAGE  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS

November 17, 2021  
Minutes

CALL TO ORDER 7:00 pm

DETERMINATION OF A QUORUM (4 required) Yes

- Those present:
  - Chas Cox, President
  - Howie Feldman, Director
  - Vera Feldman, Director
  - Sidney Patin, Director
  - William Schmidt, Director
  - Alicia Klausmeier, Administrator
  - Tommy Pesavento, Director
  - Kevin O'Connor, Vice President- proxy to Chas

MINUTES of October Meeting- APPROVED

FINANCIAL October Financial Statements APPROVED

REPORTS:

ADMINISTRATOR

Timesheet APPROVED

New Homeowners (see packet)

Architectural Approvals (see packet)

COVENANT VIOLATIONS

See packet for covenant violations and actions

Homeowners attended meeting to discuss trailers parked on property and visible; they felt they were being targeted and came with list of 10 other properties with trailers. They are willing to come up with solution. Howie will email and follow up with plan needed in 30 days.

TRAFFIC/OFF DUTY POLICE

No updates

COMMON AREA REPORTS

No updates

OLD BUSINESS:

NEW BUSINESS:

- Board Positions- President will remain Chas, Kevin as Vice President, and Jim as Secretary/Treasurer
- Short Term Rentals- 30 days or more is considered a long-term rental and these are okay; less than 30 days would not be approved
- Winter newsletter topics-
  - Sidney- Bio
  - Synthetic Turf vote
  - Street Parking

ADJOURN- The meeting was adjourned at 9:25 pm