

COMSTOCK VILLAGE HOMEOWNERS' ASSOCIATION
ANNUAL MEETING AGENDA
OCTOBER 15, 2025

Website: <https://www.comstockvillagehoa.com/>

Email: infocvha@gmail.com

Call to Order - Chas Cox

Determination of Quorum - Chas Cox

Approval of 2024 Annual Meeting Minutes - CVHA Board

Association Review - Chas Cox

Financial Review as of September 30, 2025 - Al Watson

Baker & King Security Patrol - John Ugarte and Jeannette Rodriguez

Committee Report:

Common Areas - Carl Ross

Short Term Rental Committee - Kathy Pivarsky

Nominating Committee - Chas Cox

New Business:

Election of Four (4) Board Members

2026 Budget Vote

Results of Elections (notified via email)

Open Forum (Q&A)

Closing Comments - Chas Cox

Adjourn

CVHA 2026 APPROVED BUDGET		2025	2024 Budget	2023 Budget			
Income							
2024 HOA Assessments	\$54,145	\$52,360	52,360	28,560	\$27,370.00	\$26,775.00	
Interest Income	\$800	\$800	77	75	\$60.00	\$60.00	
Assessment/Status Statements	\$4,800	\$4,800	4,800	1,800	\$1,600.00	\$1,600.00	
Off Duty Police Contributions	\$0	\$0		3,800	\$3,363.00	\$3,363.00	
Clean-up Dumpster Contributions	\$0	\$0		7,500	\$7,000.00	\$7,000.00	
Foothills Concert in the Park	\$850	\$824	824	800	\$800.00	\$800.00	
Garage Sale	\$60	\$60	58	56	\$56.00	\$56.00	
Lien fees--legal and filing	\$318	\$309	309	300	\$200.00	\$200.00	
Rebiling Fees	\$927	\$927	927	900	\$800.00	\$800.00	
Total Income	\$61,900	\$60,080	59,355	43,791	\$41,249.00	\$40,654.00	
Expenses							
Annual Billing/Newsletter							
Printing/Postage	\$3,500	\$3,322	\$3,322	\$3,225	\$2,950	\$2,450	
Total Annual Billing/Newsletter	\$3,500	\$3,322	\$3,322	\$3,225	\$2,950.00	\$2,450.00	
Administrative Costs							
Administrator	\$11,000	\$11,220	\$10,200	\$8,300	\$8,015.00	\$7,920.00	
Audit	\$60	\$57	\$57	\$55	\$50.00	\$50.00	
Copies	\$425	\$412	\$412	\$400	\$360.00	\$360.00	
Corp. Filing Fee	\$11	\$11	\$11	\$11.00	\$10.00	\$10.00	
Gifts	\$350	\$334	\$334	\$200	\$200.00	\$200.00	
Median Expense	\$103	\$103	\$103	\$100	\$100.00	\$100.00	
Phone	\$464	\$464	\$464	\$450	\$500.00	\$500.00	
Postage/Stamps/box	\$324	\$324	\$324	\$315	\$300.00	\$300.00	
Wix	\$876	\$876					
Website/Software Security/QB	\$1,462	\$702	\$702	\$675	\$500.00	\$500.00	
Supplies	\$309	\$309	\$309	\$300	\$280.00	\$280.00	
Travel	\$489	\$489	\$489	\$475	\$425.00	\$425.00	
Total Administrative Costs	\$15,873	\$15,301	\$13,405	\$11,281	\$10,440.00	\$10,345.00	
Lien Fees	\$567	\$567	\$567	\$550	\$500	\$500.00	\$500
Garage Sale	\$62	\$62	\$62	\$60	\$56	\$56.00	\$56.00
Common Area							
Insurance	\$1,000	\$900	\$765	\$743	\$629	\$629.00	\$629.00
Mileage	\$100	\$100	\$52	\$50	\$25	\$25.00	\$25.00
Mowing, trash	\$5,200	\$5,200	\$5,000	\$4,500	\$3,825	\$3,825.00	\$3,825.00
Mistletoe, thistle, weed removal	\$848	\$848	\$848	\$800	\$750	\$750.00	\$750.00
Snow Removal	\$1,100	\$1,100	\$567	\$550	\$500	\$500.00	\$500.00
Fire Mitigation	\$3,240	\$4,000	\$4,000	\$4,000	\$3,500	\$3,500.00	\$3,500.00
Erosion/Mud	\$450	\$450	\$450	\$300	\$280	\$280.00	\$280.00
Special Projects (Area H erosion project)	\$4,500	\$4,500	\$7,500	\$200	\$1,000	\$1,000.00	\$1,000.00
Encroachment/Survey	\$720	\$720	\$720	\$700	\$680	\$680.00	\$1,000.00
Total Common Areas	\$17,158	\$17,818	\$19,902	\$11,843	\$11,189	\$11,189.00	\$11,509.00
Clean-up Dumpsters	\$2,500	\$2,343	\$4,687	\$4,550	\$4,000	\$4,000.00	\$4,000.00
Covenant Enforcement							
Professional Fees	\$500	\$757	\$757	\$542	\$500	\$500.00	\$500.00
Inspection	\$2,000	\$2,756					
Follow up	\$2,519	\$500					
Restoration	\$221	\$103	\$103	\$100	\$100	\$100.00	\$100.00
Total Covenant Enforcement Fees	\$5,240	\$4,116	\$860	\$642	\$600	\$600.00	\$600.00
Security Patrols	\$15,000	\$14,600	\$14,600	\$10,540	\$10,214	\$10,214.00	\$10,214.00
Jazz in the Park Expense	\$2,000	\$1,951	\$1,951	\$1,100	\$1,000	\$1,000.00	\$1,000.00
	\$17,000	\$16,551	\$16,551	\$11,640	\$11,214	\$11,514	
Total Expense	\$61,900	\$60,080	\$59,355	\$43,791	\$41,249.00	\$40,654.00	\$40,654.00