

COMSTOCK VILLAGE
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS

January 19, 2022
Minutes

CALL TO ORDER 7:13 pm

DETERMINATION OF A QUORUM (4 required)

Those present:

- Chas Cox, President
- Jim Lovewell, Secretary/Treasurer
- Kevin O'Connor, Vice President
- Howie Feldman, Director
- Vera Feldman, Director
- Sidney Patin, Director
- Al Watson, Director
- Alicia Klausmeier, Administrator

PRESIDENTS Welcome Message- Chas reviewed his policy and expectations

MINUTES of November Meeting- APPROVED

FINANCIAL November and 2021 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

No updates

COMMON AREA REPORTS

No updates

OLD BUSINESS:

NEW BUSINESS:

- Prior Board Member Farewell-
 - gift card for restaurant approved for Tommy's service
 - statue and dedication dinner for Bill

- Bank Account Access- add to account and remove Tommy
- Downed fences following storm- mass email to homeowners; remove broken section of fence and grace period until end of April for fence repairs

ADJOURN- The meeting was adjourned at 9:25 pm

**COMSTOCK VILLAGE
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
February 16th, 2022**

CALL TO ORDER: 6:57 p.m.

- Determination of Quorum: Chas, Howie, Vera, Kevin, Jim, Sidney, Al

MINUTES of January meeting: approved

FINANCIAL: Financials approved.

REPORTS: Timesheet approved and group held discussion on how best to capture and compensate for additional administrator time spent beyond the baseline. No new homeowners and no new architectural improvements submitted.

COVENANT VIOLATIONS:

- Bulk of time this meeting spent on course of action (COA) selection for 6525 Redfeather Dr. Board passed Sidney's COA #5, which was approved by the board with 5 for and 2 opposed. See attached COA sheet for reference. Homeowner memo was updated to reflect this option and Chas will send the memo to owner by week's end.
- Discussion held on exterior house color for 220 Silver Springs Circle. See task actions below for follow-up with new house main paint and trim process enhancement way ahead.
- Team discussed actions to-date with notification of neighbors with trailer parking violations. All board members are to send Jim actions taken for the trailers in their AOR. Jim will compile list and bring status to next board meeting.

TRAFFIC/OFF-DUTY POLICE: no new actions or updates in this area

COMMON AREA REPORTS: no new actions or updates in this area

OLD BUSINESS:

- Synthetic turf voting results were released – 103 voted 'yes' and 82 voted 'no'
- Discussed details and plan for Schmidt farewell.
- Covenant violation updates not discussed this month as time dedicated to COA for 6525 took majority of time. Covenant violations will be addressed again in March HOA meeting.

NEW BUSINESS:

- Black iron fence request: this request was received from 1090 War Eagle Dr and not approved IAW covenant rules. Sidney to send notification letter to owners.
- New administrator: Hiring now for Alicia's replacement. The group held discussion on pay structure to ensure all understood.

PRESIDENT DELEGATION OF PRESSING TASKS

- Chas requested the following individuals to head up respective tasks:
 - o Al takes the new house/trim paint wheel update process
 - o Jim to take the trailer infraction list
 - o Chas requested assistance in updating web site to show new board members

ADJOURNED at 9:12 p.m.

**COMSTOCK VILLAGE
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
March 16th, 2022**

CALL TO ORDER: 7:15 p.m.

-- Determination of Quorum: Chas, Howie, Sidney, Al, Kevin

MINUTES OF FEBRUARY MEETING: Approved

FINANCIALS: Financials approved. Discussion of tech refresh for new laptop/computer and printer due to age and outdated condition of current equipment. Motion approved.

REPORTS: Alicia did not submit timesheet but board approved 40 hours for February work. No new homeowners. Architectural approval given for 6525 Red Feather Dr. Discussion that homeowner at 220 Silver Spring Circle needs to resubmit new Improvement Application with change of requested color.

COVENANT VIOLATIONS:

Architectural approval given for 6525 Red Feather Dr. Discussion that homeowner at 220 Silver Spring Circle needs to resubmit new Improvement Application with change of requested color.

Bulk of time this meeting spent discussing way forward for 6525 Redfeather Dr. By a vote of 5 for and 2 opposed, the Board approved the current white color of the house with the understanding that it would never be approved again. Homeowner memo was updated to reflect this decision and Chas will send the memo to owner by week's end.

Team discussed actions to-date with notification of neighbors with trailer parking violations. Chas to get with Jim on updating Trailer Tracker but board members agreed that if trailers are used for work purposes are kept in driveway and not on street, they would be allowed.

The properties at 250 and 260 Silver Spring Drive were discussed due to the concrete pad in the driveways. Discussion of possible city code violation and no Improvement Request form had been submitted. Sidney to visit owner. No response from 260 Silver Spring Drive.

Street parking violation at 455 Allegheny Drive. No response from occupants and assistance may be needed from neighbors. Jim to follow up.

TRAFFIC/OFF-DUTY POLICE: No off duty patrol since February as city has changed their process and rates for requesting coverage. Kevin is working and will follow-up on options for scheduling of off duty patrol. It is hoped by April that coverage can resume.

COMMON AREA REPORTS: No new actions or updates in this area

OLD BUSINESS:

Synthetic Turf-- Chas presented proposal for turf minimum exterior standards. Board discussed and proposal was approved with a minor change to be made.

Paint Approval Process - Al presented information on the approval process. Earth Tones are acceptable for trim. Owner must provide chip sample along with the Improvement Application and submit to administrator for approval. All will organize a work meeting to discuss further.

NEW BUSINESS:

Dates have been set for

- Chipper (May 23rd)
- Jazz in the Park (May 25th)
- Annual Garage Sale (June 4th)
- Dumpsters (June 6,7, 9, 10)

MEETING ADJOURNED at 9:20 p.m.

COMSTOCK VILLAGE
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
APRIL 20, 2022

CALL TO ORDER: 7:00 pm

-- Determination of Quorum: Chas, Howie, Sidney, Al, Kevin, Vera, Jim

MINUTES OF MARCH MEETING: Approved with some modifications

FINANCIALS: Financials approved.

REPORTS: Administrators timesheets approved.

Architectural Improvements:

PAINT-- The Board reviewed the architectural improvements and most of the time was spent on a process for paint approvals. The Board determined devised a new paint approval process to ensure paint colors would be consistent with the covenants that colors paints are within the earth tone family. A great deal of time was spent in determining which paint colors are appropriate. Process of requiring the homeowner to bring a sample to the administrator for authorization before the Improvement Application is approved was voted on by the Board. Al to write up the new policy that will be included in the newsletter.

COVENANT VIOLATIONS:

Team discussed actions to-date with notification of neighbors with trailer parking violations. It was determined Chas to get with Jim on updating Trailer Tracker but board members agreed that if trailers are used for work purposes are kept in driveway and not on street, they would be allowed.

The properties at 250 and 260 Silver Spring Drive were discussed due to the concrete pad in the driveways. Discussion of possible city code violation and no Improvement Request form had been submitted. Sidney to visit owner. No response from 260 Silver Spring Drive.

Street parking violation at 455 Allegheny Drive. No response from occupants and assistance may be needed from neighbors. Jim to follow up.

COMMON AREA REPORTS: No new actions or updates in this area

OLD BUSINESS:

TRAFFIC/OFF-DUTY POLICE: Kevin continues working on options for scheduling off duty patrol. is working and will follow-up on options for scheduling of off duty patrol and will update at the next board meeting.

Trailer Tracker- Jim presented updated trailer tracker and discussion of which concerns have been resolved, those awaiting response and those that are being monitors. Updated at next meeting will be given.

Paint Approval Process - Al presented information on the approval process. Earth Tones are acceptable for trim. Owner must provide chip sample along with the Improvement Application and submit to administrator for approval. All will organize a work meeting to discuss further.

Jazz in the Park – Sidney gave update for May 25th event. Email blast to be sent by weekend reminding homeowners of this event.

Remediation plan for 1030 War Eagle Drive. Email went out April 4th to homeowner requesting updated plan. No response to date.

Website -- Board requested that website be cleaned up and updated. Wants only one year of newsletters and minutes kept. Project to be worked on.

Status Letter - Board felt at least 10 business days is needed to be able to approve status letter for title companies and real estate agents. Add to FAQ section of website this information.

NEW BUSINESS:

Spring Newsletter - Topics, due dates and article assignments were given for the Spring Newsletter given. Goal of getting newsletter out by first week in May.

Tech Upgrade - board approved administrator new laptop and agreed to furnish cartridges and paper for administrator printer.

MEETING ADJOURNED at 9:15 p.m.

**COMSTOCK VILLAGE
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES
MAY 18, 2022**

CALL TO ORDER: 7:00 pm

-- Determination of Quorum: Chas, Howie, Sidney, Kevin, Vera, Jim

MINUTES OF MARCH MEETING: Approved

**FINANCIALS: Financials approved. Question regarding invoice for Off-Duty Police Hours
Cathy to review.**

**UPDATE OF FOOTHILLS BLUEGRASS CONCERT - Sidney review all items assigned and answered
questions for event to be held May 25th.**

REPORTS:

-Administrators timesheets approved.

-New Homeowner list reviewed

**-Architectural approvals reviewed. Reduce list of approvals to only last two months. Older outstanding
pending items to receive denial letters. Request updated information on Improvement Applications.**

Covenant Violations - Reviewed, discussed and follow-ups to be completed by next meeting.

---Chas and Sidney to follow up on 260 Silver Spring Drive

---Al to follow up on 920 Oak Bend Ct

---Sidney to follow up on 240 Silver Spring Drive and 250 Silver Spring Drive

---Howie to follow up on 430 Allegheny Drive

Architectural Improvements:

**The Board reviewed the architectural improvements and much of the time was spent on a process for
paint approvals and reviewing Al's draft criteria. Chas to work on new draft of Minimum Exterior
Standards which will include paint, synthetic lawns, etc. and will have ready by June meeting for
discussion.**

COMMON AREA REPORTS: No new actions or updates in this area

OLD BUSINESS:

TRAFFIC/OFF-DUTY POLICE: Kevin continues working on options for scheduling off duty patrol. Has two options for scheduling off duty patrol and will get more information and make a recommendation at June board meeting.

TRAILER TRACKER- Jim presented updated trailer tracker and discussion of which concerns have been resolved, those awaiting response and those that are being monitored. Update at next meeting will be given.

MINIMUM EXXTERIOR STANDARDS - Chas will write up criteria/policy and have ready for June board meeting which will encompass a wide range of exterior standards.

WEBSITE -- Board requested that website be cleaned up and updated. Wants only one year of newsletters and minutes kept. Project to be worked on by administrator and will give update at next meeting.

IMPROVEMENT APPLICATIONS - will be updated once the minimum exterior standards have been reviewed and approved.

NEW BUSINESS:

-- Previous administrator. Determined hours and exiting gift card for previous administrator as a thank you.

MEETING ADJOURNED at 9:20 p.m.

**COMSTOCK VILLAGE
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES
JUNE 15, 2022**

CALL TO ORDER: 7:00 pm

-- Determination of Quorum: Chas, Howie, Sidney, Vera, Jim, Al

MINUTES OF MARCH MEETING: Approved

FINANCIALS: Financials approved.

UPDATE OF Foothills Bluegrass Concert - Sidney reviewed all items assigned and answered questions for the rescheduled event on June 22nd.

REPORTS:

-Administrators timesheets approved.

-New Homeowner list reviewed and packets handed out.

-Architectural approvals reviewed. Only pending items to be included in future lists.

Covenant Violations - Reviewed, discussed and follow-ups to be completed by next meeting.

---Al followed up on 920 Oak Bend Ct, homeowner is working on the issues.

---1030 War Eagle Dr N-- letter was sent in April asking homeowner for remediation plan, however, due to email mix-up it was not received. Homeowner has since sent Kevin his plan.

---Vera to meet with homeowner at 965 Grey Eagle Cir N

Architectural Improvements:

Al gave input on Improvement Application. Chas presented draft of Minimum Exterior Standards which will include paint, synthetic lawns, etc.. Board review and approved new standards. Suggested we obtain an additional two color wheels for homeowner use. Al to look into.

COMMON AREA REPORTS: No new actions or updates in this area.

CLEAN UP- discussion of dumpsters and some concerns with overfilling and use by non CVHOA residents. Suggested to have all dumpsters delivered on same day instead of splitting into two separate deliveries.

OUTSTANDING UNPAID ASSESSMENTS- there are approximately \$2,400 in unpaid assessments to date. Letters to be sent to homeowners levying a \$30 late fee and given until July 15th to pay. If not paid, lien will be applied.

OLD BUSINESS:

TRAFFIC/OFF-DUTY POLICE: Kevin working with Advantage Security to provide off-duty patrol 8 times per month. continues working on options for scheduling off duty patrol. More specifics to be given at July meeting.

TRAILER TRACKER- Jim presented updated trailer tracker and due to improvement made future trailer concerns will be incorporated into the covenant violations.

MINIMUM EXXTERIOR STANDARDS - Chas presented draft of Minimum Exterior Standards which will include paint, synthetic lawns, etc.. Board review and approved new standards.

WEBSITE -- Chas suggested to seek a volunteer from CVHOA to work on the website revision. A request will be sent out by the next meeting.

Former administrator thank you and gift card was presented for signatures.

NEW BUSINESS:

--COMMON AREA -- at suggestion of homeowner a scout troop may consider volunteering for on-going clean up. Information to the sent to Frank Barber for review.

--YOUTH IN AREA CONCERN -- homeowner emailed concerns about behavior and safety of boys in her area. Requested HOA to speak to parents. Suggested homeowner get address of where the boys lived or suggested calling police non-emergency line.

MEETING ADJOURNED at 9:15 p.m.

**COMSTOCK VILLAGE
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES
JULY 20, 2022**

CALL TO ORDER: 7:00 pm

-- Determination of Quorum: Met

GUEST: Trevor Trumbo – discussion of shed Improvement Application previously submitted

MINUTES OF JUNE MEETING: Approved

FINANCIALS: June Financials approved.

REPORTS:

-Administrators timesheet approved.

-New Homeowner list reviewed and packets handed out.

-Architectural approvals reviewed and discussed.

Covenant Violations - Reviewed, discussed and follow-ups to be completed by August meeting.

---920 War Eagle Dr S - Kevin reviewed status. Trailer gone but owner needs to remove railroad ties

---535 Grey Eagle Dr – Vera to send letter and homeowner working on broken windows

---965 Grey Eagle Dr N – Vera sent letter

--693 Grey Eagle Cir S -- Vera sent letter – no response to date from homeowner

--670 Allegheny -- Howie to resend message

COMMON AREA REPORTS: No new actions or updates in this area.

OLD BUSINESS:

BLUEGRASS CONCERT REVIEW – Sidney gave review of concert held on June 22nd. Discussed another board member taking over duties starting next year.

UNPAID ASSESSMENTS: Cathy review progress toward unpaid annual assessments. Approximately \$1400 collected with reminder notices. Still outstanding balances of about \$2,200.

CVHA Roster -- Vera has updated the roster information and gave to Cathy to put in spreadsheet. New rosters will be given to Directors by next meeting.

UPDATE OF WEBSITE: Cathy reported updated requested on website have been completed including the addition of the new Improvement Application form and Minimum Exterior Standards.

TRAFFIC/OFF-DUTY POLICE: Kevin still working with Advantage Security to provide off-duty patrol 8 times per month. Not to pay the invoice received for the cancelled Bluegrass Concert in May from Extra Duty Solutions.

TRAILER TRACKER- Jim presented that all violations have been resolved and any further violations will be added to the covenant violations list.

COLOR WHEELS – Al not able to make meeting and will get updated status of additional colors wheels at August meeting.

COVENANT CONSOLIDATION - Howie handed out updated Covenants for Board review.

COMMON AREA A - Fence still down and notification has been sent to townhome complex to get repairs completed.

NEW BUSINESS:

--CVHA VOLUNTEER FOR WEBSITE-- Topic tabled as Chas not at meeting. Further discussion at next meeting.

--RENTAL PROPERTIES CONCERN -- Homeowner concern of several rental properties on Waco Ct. Wants to know if there is limit of number of rentals allowed in neighborhood. Further discussion at next meeting.

MEETING ADJOURNED at 8:50 p.m.

**COMSTOCK VILLAGE
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES
AUGUST 17, 2022**

CALL TO ORDER: 7:00 pm

-- Determination of Quorum: Met

MINUTES OF JULY MEETING: Approved

FINANCIALS: July Financials approved.

REPORTS:

-Administrators timesheet approved.

-New Homeowner list reviewed and packets handed out.

-Architectural approvals reviewed and discussed.

COVENANT VIOLATIONS

- 535 Grey Eagle Dr – Broken windows fixed; still waiting on response to above ground pool permission from neighbor
- 965 Grey Eagle Dr N – Vera sent letter; will monitor
- 693 Grey Eagle Cir S -- No response from first letter; certified letter to be sent.
- 6925 Blackhawk Pl - Waiting for response from CSPD
- 346 Waco Ct -- will keep Howie informed of progress
- 340 Waco Ct - discussion with owner; requested color wheel to be sent.
- 544 Anaconda & 455 Allegheny -- tabled to next meeting
- 455 Allegheny -- homeowner working on issue
- 250 Silver Spring Dr --- Board Member to follow up on
- 585 Allegheny -- homeowner ill but will be working on issues
- 6545 Grey Eagle Lane -- homeowner following up on and has requested color wheel

COMMON AREA REPORTS: No new actions or updates in this area.

OLD BUSINESS:

UNPAID ASSESSMENTS -- Directors given overdue notices to deliver to homeowners in their area.

CVHA updated rosters handed out to director. –

COVENANT CONSOLIDATION: Chas to get updated.

TRAFFIC/OFF-DUTY POLICE: Kevin still working to get contract signed.

COLOR WHEELS – AI obtained additional colors wheels and has updated approved colors.

NEW BUSINESS:

CVHA Mass Email - Chas to work on announcing MEMS, new security firm and weeds in yards

CONTRACT WORK FOR CVHA WEBSITE - tabled to next meeting.

CO LEGISLATION ON PARKING ENFORCEMENT -- discussion on new law, reviewed and email to be sent to homeowners regarding new legislation

ROCKRIMMON WEEDS- Sonny to be hired to cut weeds and share cost burden by those homeowners not in compliance.

TOPICS FOR FALL NEWSLETTER - Chas assigned topics to board members to have to Cathy by Sept 14th.

MEETING ADJOURNED at 9:30 pm

**COMSTOCK VILLAGE
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES
SEPTEMBER 21, 2022**

CALL TO ORDER: 7:00 pm

-- Determination of Quorum: Met

MINUTES OF AUGUST MEETING: Approved with correction

FINANCIALS: August Financials approved.

REPORTS:

-Administrators timesheet approved.

-New Homeowner list reviewed and packets handed out.

-Architectural approvals reviewed and discussed.

COVENANT VIOLATIONS

- 535 Grey Eagle Dr – Vera to contact; removed from violations list
- 965 Grey Eagle Dr N – continues to be monitored
- 693 Grey Eagle Cir S -- painting completed; removed from violations list
- 6935 Blackhawk Pl - Waiting for response from CSPD
- 346 Waco Ct -- work started; Howie to continue monitoring
- 340 Waco Ct - weeds and dog gone; continue to monitor
- 544 Anaconda & 455 Allegheny -- no updates at this time
- 455 Allegheny -- some furniture remains; removed from violations list
- 250 Silver Spring Dr --- removed from violations list
- 585 Allegheny -- work completed; removed from violations list
- 6545 Grey Eagle Lane -- yard improved; painting still needed

COMMON AREA REPORTS: No new actions or updates in this area.

OLD BUSINESS:

UNPAID ASSESSMENTS -- payments made; 3 outstanding balances; liens to be placed

CVHA updated rosters handed out to director. --

COVENANT CONSOLIDATION : Chas updated and will be placed on website

TRAFFIC/OFF-DUTY POLICE: Kevin to have contract signed by end of September

COLOR WHEELS – 3 colors wheels available for homeowners use

NEW BUSINESS:

CONTRACT WORK FOR CVHA WEBSITE - Continued discussion; Vera to contact UCCS for student to implement

ROCKRIMMON WEEDS- Sonny to be hired to cut weeds and share cost burden by those homeowners not in compliance.

DRAFT OF BUDGET & FALL NEWSLETTER – drafts handed out. Directors to get updates/changes to Cathy by 9/23. Newsletter to be sent by Rhodesco by week of Oct 3rd

ANNUAL MEETING - will be held Oct 19th at Fire Station #18 at 7:00 pm. Place and time to be announced in newsletter.

MEETING ADJOURNED: 9:10 pm

NEXT MEETINGS: Oct 18th; Annual Meeting Oct 19th , November 16th

COMSTOCK VILLAGE
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES
OCTOBER 18, 2022

CALL TO ORDER: 7:00 pm

-- Determination of Quorum: Met

MINUTES OF SEPTEMBER MEETING: Approved

FINANCIALS: September Financials approved.

REPORTS:

-Administrators timesheet approved.

-New Homeowner list reviewed and packets handed out.

-Architectural approvals reviewed.

OLD BUSINESS

- Kevin gave update on Security Patrol. Contract close to being signed. Mass email will go out to homeowners once its finalized
- Email blast went out to homeowners reminding of Annual Meeting, Oct 19th
- Meeting set with Vera and Cathy will website vendor for October 27th
- Overdue bill from canceled Bluegrass concert was signed
- Howie still trying to reach manager and townhome association regarding fence repair

COMMON AREA REPORTS:

NEW BUSINESS:

- Cathy to reach out to contact for financial audit of CVHA books
- Cathy to contact Frank for Sonny (CVHA Landscaper) to remove weeds along Rockrimmon Blvd.

COVENANT VIOLATIONS

- 665 Grey Eagle Terrace – Vera to continue to monitor
- 965 Grey Eagle Dr N – progress made and will continue to monitor
- 920 War Eagle Dr S – weeds gone; removed from violations list
- 346 Waco Ct -- work started; application needs to be submitted
- 340 Waco Ct - painting done; removed from violations list
- 544 Anaconda - weeds removed; removed from violations list

- 6545 Grey Eagle Lane -- table to next meeting; Chas to report on progress
- 1060 Allegheny Dr -- tree limb issues; removed from violations list
- 522 Sliver Spring Cir -- Sidney will follow up
- 590 Allegheny -- trailer visible from yard; email has been sent

ANNUAL MEETING

Discussion of Annual Meeting to be held on October 19th. Location address verified. Board members to meet at 6:30 to set up. Jim went over agenda items and agenda order.

MEETING ADJOURNED: 8:30 pm

NEXT MEETING: November 16th – 7:00 pm at Cathy Gelston's 655 Silver Spring Circle

**COMSTOCK VILLAGE HOMEOWNERS' ASSOCIATION
ANNUAL MEETING
October 19, 2022**

Secretary/Treasurer Jim Lovewell called the Annual Meeting of the Comstock Village Homeowners Association to order at 7:06 PM on October 19, 2022. The meeting was held at Fire Station #18, 6830 Hadler View. A quorum was present via attendance and proxies. Jim welcomed guests that attended and appreciated their participation in the Annual meeting.

ASSOCIATION REVIEW

Jim Lovewell presented the Association Review. CVHA is a not-for-profit organization that is in the black. Annual assessments in the amount of \$46.00 (one of the lowest in Colorado Springs) will be sent out in January 2023. The Board members are strictly volunteers, while the Administrator is the only paid employee. The CVHA Board holds money in reserve for issues that might arise.

Jim discussed the Directors' responsibilities, highlighting their enforcement of covenants and the review of improvement applications. Complaints submitted by homeowners remain anonymous. Homeowners are encouraged to attempt neighborhood resolution issues on their own prior to contacting Board.

In addition, Jim highlighted that since the last Annual Meeting there have been 90 Improvement Applications submitted and 34 home sales in Comstock Village. Jim also discussed activities that Comstock Village homeowners can participate in which include Spring and Fall Clean-up weekends, the annual Garage Sale which happens in the Spring and the Concert in the Park which is held in June. It was announced that next year's concert is anticipated to be held on June 22, 2023. The City of Colorado Springs also sponsors a twice yearly Fire Mitigation Chipping program which Comstock Village announces to homeowners and, in which they can participate in.

2023 BUDGET:

The proposed budget for 2023 was reviewed highlighting line items which have experienced changes in the last year and the recommendation of an 8.5% increase in expenses due to the rate of inflation at this time.

It was moved, seconded and passed to approve the 2023 Budget, with the annual assessment to be \$48.00 per property.

COMMITTEE REPORTS:

COMMON AREAS: It was stated The Common Area Committee is a group of dedicated volunteers, which meets monthly to manage over 42 acres. It was suggested that homeowners who would like to volunteer for this committee to assist in the maintenance and all assistance would be welcomed.

TRAFFIC/EXTRA DUTY POLICE: Jim explained the off-duty police program, which due to the exorbitant fee increase by the CSPD, the Board has researched other options for these patrols and various companies have been contacted. Jim explained that the new contract is very close to being signed and that patrols are anticipated to resume within the month. In the meantime, if homeowners have concerns, it was suggested the CSPD non-emergency phone number should be called which is (719) 444-7000. There is also a website at citycodeenforcement.com which can also be used for

reporting purposes. These CVHA patrols are funded by contributions from homeowners and the additional patrols, are scheduled based on crime trends in the area.

NOMINATING COMMITTEE: Jason Bianchi, Vera Feldman, Kevin O'Connor, Stan Stevens and John Ugarte are running for election. It was moved, seconded and passed to open the floor for nominations. There were none. It was moved, seconded and passed to close the floor.

NEW BUSINESS:

Election was held via mail ballots and 127 ballots were received. Due to the Board Presidents absence at the meeting the results of the election will be sent out via mass email shortly after his return with the newly elected Board members announced.

The 2023 budget: approved.

OPEN FORUM

A homeowner brought up a concern regarding some residents who leave trash cans out in the open and it was a hazard due to the possibility of bears infiltrating the residence. It was discussed that bear proof trash cans are not required. Another homeowner had concerns about dealing with some properties that are not being kept up to covenant standards. A discussion followed on those concerns and that Board members would handle those violations on an individual basis. In addition a concern was raised about a storage pod that has been visible for weeks in the Allegheny and Blackhawk area. The Director for this area will investigate the matter and take necessary action.

The current website was discussed, and Board members are taking steps and looking at options to update and revamp the site in order to make it more user friendly and for all homeowners. More information on the website will be forthcoming.

ADJOURN

It was moved, seconded and passed to adjourn the meeting at 8:13pm.

Respectfully submitted,
Cathy Gelston, Administrator

**COMSTOCK VILLAGE
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES
NOVEMBER 16, 2022**

CALL TO ORDER: 7:00 pm

-- Determination of Quorum: Chas, Howie, Vera, Al, Kevin, New Board Members, Jason and Stan

MINUTES OF NOVEMBER MEETING: Approved

FINANCIALS: Financials approved.

REPORTS:

-Administrators timesheets approved.

-New Homeowner list reviewed

-Architectural approvals reviewed.

OLD BUSINESS

---Board member, Kevin, gave an update on the Baker & King security patrols. A contract has been signed and it is anticipated patrols will start the third week of November. Personnel will be identified by polo shirts and personnel wear a gun belt. The logo will be displayed on the vehicle.

---Vera reported on the CSPD non-emergency backlog and parking in the "NO Parking" area. If a homeowner finds this happening, they need to call CSPD non-emergency number for (719) 444-7000.

--Vera spoke to Sgt Harris regarding the overdue bill for the cancelled Bluegrass concert. This bill has been paid.

---A financial audit for the CVHA books is scheduled for December 9th.

--Vera and Cathy met with a website vendor who recommended that WIX be used. She can design the website and it would take approximately a month to get it completed and the cost is \$10,000. The system is to be user-friendly, and the Administrator should easily be able to make changes as needed. Board discussed the options and determined that we would contract with this vendor for the CVHOA website.

--Discussion of future Board meetings to be held at Fire Station #18. Cathy to try and reserve for the January 2023 meeting.

ARCHITECTURAL IMPROVEMENTS

- 1020 War Eagle Dr S - approval letter sent for paint choices
- 1030 War Eagle Drive - garage inspection has been completed

COVENANT VIOLATIONS:

- 340 Waco Court -- paint colors approved and completed
- 640 Allegheny Drive -- no improvement application submitted; however, painting has been completed. Requested Sidney to get letter sent to Gracie Mae LLC about covenant violations due to non-approved colors.
- 920 War Eagle Dr S -- landscaping status; railroad ties are still on ground. Kevin to monitor.
- Update for 522 Silver Spring fence concern was tabled as Sidney could not attend meeting.
- Status of townhome fence removal. Meeting to be scheduled with property management personnel.

NEW BUSINESS:

- Removing Sidney as Registered agent of 501C. Cathy to assume responsibility with assistance from Chas
- Rockrimmon weed policy for Spring 2023 – tabled until next meeting
- Bluegrass concert duties turnover discussion to be continued. Looking for band alternative due to cost of previous band. The anticipated date for 2023 Concert is June 22, 2023.
- Administrator compensation - Board voted unanimously to give Administrator a \$250 restaurant gift for Christmas and a year-end bonus of \$3500 to compensate for 180 overtime hours worked since starting position in March of 2022.

MEETING ADJOURNED at 9:15 p.m.