

**COMSTOCK VILLAGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES
NOVEMBER 19th, 2025**

Fire Station #18 Community Room at 7:00pm.

CALL TO ORDER: CALL to rOrder 7:02

DETERMINATION OF QUORUM: John, Kathy, Chas, Al, Brian, Thomas, Bill,

MINUTES OF OCTOBER MEETING - Approved

FINANCIAL October Financial Statements - Approved

ADMINISTRATOR REPORTS

Timesheet - Approved

New Homeowners - Thomas and John have letters to give to homeowners

Architectural Approvals - Everything was reviewed and Jodie noted that 4 additional applications came in after the information was printed.

OLD BUSINESS

Update on License to Use filings with El Paso County (Jodie) - Jodie has this on her schedule on Friday.

Update Short Term Rental (STR) Amendment Language (Bill/Kathy) - Decision on running the meeting, a reminder of the meeting is going out. The first meeting is tomorrow. Review the amendments. The hope is that there is a discussion at the end of the meeting to come up with a recommendation that will go out in the Winter newsletter. Kathy reviewed the 5 homes that are under discussion.

Property Assessment Action Plan (Al)

Announce we completed this in the newsletter, that says that we are doing this in the spring.

NEW BUSINESS

Electronic voting for STR amendment (Chas)

Chas recommended that we test the electronic voting and this will be reviewed in January and tested prior to the newsletter vote.

Winter newsletter assignments (Chas) - December 15th / printed and mailed to Printer January 5th

Article List
President Letter - Chas
Meeting board director - About Brian - Bill
Communication is key - Jodie
Annual Invoice - - Jodie - send information and add invoice
Short term rental - Kathy
Property assessment plan - Al
Snow removal - Jodie
Pet Poo - Jodie / Al
Common Area - Frank
Board of Director - Contact
Assessment information
Property inspection - Al

Financial audit - Jodie is going to work with Dream Accounting to audit all the files by the end of the year and will report back in January. \$75 an hour - board approved.

Board officer elections (Chas) - Board voted the following officers

President - John
Vice President - Chas
Treasurer/Officer - Kathy

Administrator compensation (Chas) / Administer was not present for this conversation

Common Area/ Area H Lloyd Hill improvements (Frank)

Based on the information below the board voted that the common area committee can work with the front range. The lawyer would need to review the contract before it gets signed.

This is what I know about the path reconstruction effort on Lloyd's Hill. Thanks for your briefing the Board on my behalf. I'll be picking up pictures of the before and after from Walgreens tomorrow and get them to you. I suggest the Board hike over there to see the aftermath of the work.

I was at a Board meeting earlier this summer for other reasons and was told that someone had complained to the Board about the trails up the hill in Area H. The complaint dealt with the condition of the trails and the Board asked if I could look into it further.

I hiked over the hill and confirmed that the trails were in very bad shape. The original construction of the trails were for hiking and erosion control which Lloyd had Sonny do over 25 years ago. Time and erosion of the decomposed granite had overcome any temporary fix over the years. They had become dangerous to ascend and descend, especially at night when residents climb it for fireworks and flyovers.

Sonny and I hiked it soon after that and we discussed possible routes that might be improved and those that should be left that were beyond repair. Due to our ages, I thought the best approach should be that Sonny would function as Project Manager and hire other people to do the work. He and I determined that the two trails to the top should be merged into one with there being a horizontal trail connecting the two. That way, the worst sections would be eliminated.

Sonny contacted me about a month later and asked if I'd been over to see the work on the project. I reviewed the work which involved new trail construction with numerous steps cut into the slope fortified by 8"x8" timbers secured with 2' rebar. Sonny himself did the work with an assistant after finding no bidders for the work. The cost of materials, he said, had gone up at least by a factor of 4 due to scarcity and tariffs.

Sonny submitted his invoice for the month of October (see attached) itemizing the labor and materials costs of the project. To be added to this amount will be two trailers of 3/8" pea gravel, which he and I obtained from Ewing Outdoor Supply (previously Pioneer) on Northpark Drive. Using his pickup truck, he trailered the gravel as far up the hill side as possible.

I made a request for volunteers to assist with the hauling, shoveling and raking via Jodie sending my request to the residents of Comstock Village on Wednesday, November 5th to meet on the 8th at 9:30. I purchased 20 buckets from Home Depot and Lowes and returned 8 buckets. On Saturday, the 8th, Sonny and I arrived at the site at 8:30 with a full trailer of gravel. Carl was the first to arrive at the site, then more and more volunteers arrived, all prepared and ready to help out. By 9:50, the trailer was empty. Sonny returned 20 minutes later with the 2nd load and work was done on the rest of the trail up the hill to the summit. We were finished by 11:30 and the directional signs I had bought were placed and secured by 11:45.

Between Sonny and the volunteers who numbered about 18 (see pictures) the work was done for a minimal amount of time and money. I am proud to have been a part of it. I sent out thank-you's to the volunteers I knew with emails and pictures. I'm planning a thank-you in the next newsletter, as well

COVENANT VIOLATIONS

ADJOURN

Future Meetings 2026: Jan. 21, Feb. 18, Mar. 18, Apr. 15, May 20, Jun. 17, Jul. 15, Aug. 19, Sept. 16, Oct. 13 (Tue) Nov. 18

- **Annual Meeting Wednesday Oct 14th**