

**COMSTOCK HOA
BOARD OF DIRECTORS MEETING
OCTOBER 16, 2018**

UNAPPROVED DRAFT

Present: Lito Calimlim, President Hans Hiller, Vice President
Tamera Godfrey, Treasurer Drew Plaisted, Secretary
Rick Fiset, Board Member Gayle J. Hasley, Manager

Guests: None

Meeting Called to Order: 7:00 PM

I. BOARD BUSINESS:

1. Motion passed to approve the minutes of the September 18, 2018 regular meeting as written.
2. Reviewed 90 day Calendar.
4. Reviewed status of Fire Loss payments. \$1,675 in additional costs received 10/16/18. \$5,000 from CCIH will be sent as soon as the subrogation request is received.
5. Motion passed to hire Denise Castaneda, All Community Management as the new management firm, per proposal submitted. Request her attendance at November meeting as part of transition.

II. FINANCIAL:

1. Motion passed to accept September financial statement and bank reconciliations as submitted.
2. Reviewed delinquent accounts: Current owners: \$3,900.26
3. Motion passed to approve the Operating budget for 2019 in the amount of \$309,658.
4. Motion passed to accept the Barrera & Company Reserve Study as submitted.
5. Motion passed to set Reserve Funding for 2019 in the amount of \$199,000.
6. Motion passed to set assessments for 2019 in the amount of \$334 for 2 bed condos and \$403 for 3 bed condos.

III. GENERAL BUSINESS/VIOLATIONS:

1. Reviewed the CC&R violations reports for October:
 - a. Fines and/or Violations in the Fining Process:
 - 2035 #3 no response to request for medical certification. Manager to respond as directed.
 - b. Other open and closed violations.

IV. MAINTENANCE AND REPAIRS:

1. Repainting of mansard shake repairs schedule delayed due to crew issues. Now scheduled early December.

V. LANDSCAPE: None

VII. NEW BUSINESS: None

With no further business, the meeting adjourned at 7:38 PM. Next regular meeting will be held on Tuesday, November 20, 2018 at Concord Senior Center.

Drew Plaisted, Secretary