

Conifer Ridge Board
Conifer, Colorado

Board of Directors Meeting
Saturday, January 7, 2006

Board Member Present: Gil Gilbert, Glen Peterson, Lawrence French

Meeting was held at Gil Gilbert's home and called to order at 9AM.

Approval of Minutes: The minutes of the November 10, 2005 meeting were approved as presented.

Treasures Report: Annual dues have not been paid by Caminiti and Zeligman.

New Business:

- Review of the Covenants, Conditions and Restrictions for the Association. We are going to propose some wording changes for this document. Some will be minor changes that bring the document up to date and some will change the letter of the document, for example in the Forestry section and the House Hold Pets section.
- These changes have been incorporated into a trial document which will be submitted to the property owners at the general meeting, for their review and consideration.

- The POA has an official PO Box, #124 in Conifer Colorado.

- A regular schedule for the Board Meetings has been established to meet the requirements for all meetings to be open to all members of the Association.
 - Upcoming meetings will be on;
 - April 10, 2006
 - July 10, 2006
 - October 9, 2006
 - January 8, 2007

- Review of the new Colorado State Law was done, regarding the amount of information that needs to be available to the members of the association, it was decided that a web site would be the best way to catalog and store the required documents. A web address of www.coniferridge.org has been purchased in for the organization.

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Proposed Agenda for the upcoming Property Owners Meeting on February 8th, 2006.

- Call to order - 7.30 PM
- Greeting and message from Gil Gilbert, President
- Guest introduction and comments - Jefferson County Sheriffs Office
- Treasurer's Report - Scott Deem, Treasurer
 - Budget for 2006
- Presentation of the Revised Declaration of Protective Covenants, Conditions and Restrictions of the Association.
 - Explanation of the current changes
 - Call for changes and suggestions to be brought before the board by March 27, 2006.
 - Board will review the suggestions and present a final document for voting.
 - Explanation of the voting process.
- New Business:
 - PO Box is now in place, PO Box 124, Conifer, Colorado
 - A Web site is now in place at www.coniferridge.org
- Open Forum for Comments from the floor.
- Nomination and election of a new Board Member - Jan Westman
- Closing Comments - Gil
- Adjournment

End of Agenda

The board meeting was adjourned at 11.30 AM

Next board meeting: Will be on Tuesday, April 10, 2006 at 1900.

Minuets submitted by: Lawrence French, Secretary, Conifer Ridge Property Owners Association Board.