

# Conifer Ridge Board Conifer, Colorado

Board of Directors Meeting  
Friday, May 13<sup>th</sup>, 2005

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Board Member Present: Lowell (Gil) Gilbert, Glen Peterson, Lawrence French

The first meeting of the Conifer Ridge Home Owners Association Board was called to order at 4.50PM

The Agenda for the meeting was agreed upon.

## Future funding of the HOA

- Before May of 2001 Scott Deem waived the fees for homeowners and construction, covering the expenses of running the Association out of the developers funds.
- After May of 2001 there have been 10 structures built that design fees were levied against. The \$250 design fee has been paid on 8 of the projects.
- Up to this point the expense of running the HOA was covered by the design fees collected and the developers funds.
- It was suggested that future design review fees be held separately from HOA dues.
  - The Board agreed that this was not necessary at this point.
- To cover future expenses a HOA due needs to be instituted.
  - Currently the expenses of the HOA are averaging \$900.00 per year.
  - It was agreed upon that the ANNUAL dues be set at \$50.00 per lot.
  - A letter will be sent out to all lot owners, with a summery of expenses, notifying them of the annual due.
  - This letter must be in the lot owner's possession before August 31<sup>st</sup>, 2005.

## Structure of the Board

- After doing research of other HOA Boards in the area, of similar sized communities it was found that a three-member board was typical.
- It was agreed on that the board would stay at three members for the present time.
  - Gil Gilbert agreed to assume the position of President for a two-year term.
  - Glen Peterson agreed to assume the position of Vice President for a one-year term.
  - Lawrence French agreed to take the position of Secretary for a three-year term.
  - Scott Deem has agreed to retain the position of Treasurer while reporting to the board.

## Design Review Committee

## **Conifer Ridge Board Conifer, Colorado**

- In accordance with the HOA bylaws a design review committee need to be established.
- Scott Deem, Darrell Campbell and Forest Mickey have volunteered for this committee.

### Fire Mitigation Committee

- In Accordance with the HOA bylaws a Fire Mitigation Committee must be established and maintained.
- Gil Gilbert will look into the scope and responsibilities of this committee and report back to the board.
- Volunteers from the community will be asked to join.

### Driveways in need of paving

- Homes that have completed construction need to have at minimum the first 100 feet from the road of their driveways paved.
- There are five homes that currently do not meet that requirement.
- The board will be approaching each of these households individually to ensure compliance with this rule.

### Lighting of the entry sign

- It was suggested that the stone sign at the entrance of the community be lit at night.
- Gil Gilbert and Glen Peterson will look into the feasibility and the costs involved in installing a solar powered lighting system.

### Other projects suggested at the public meeting in February.

- Projects such as changing the street signs, area beautification, newsletter and web site were suggested by the residents.
- The Board decided that if a member of the community is interested in sponsoring any of these projects, then that person shall present their proposal to the board
  - This proposal need to include vision of the project, the details needed to accomplish that vision and the time and financial resources needed to make the project happen.
  - After the board reviews these proposals, volunteers will be called to form an action committee to oversee the project to its completion.

### Business to be taken up at the next Board Meeting

- Reviewing the HOA bylaws and determining what, if any, changed need to be written into the agreement.
- Reviewing the situation on Longview Drive with the road easements.

The meeting was adjourned at 6.15 PM.

Next board meeting: a date for the next board meeting has not been established.

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Minutes submitted by: Lawrence French, Secretary, Conifer Ridge Home Owners Association Board.

Note: Gil Gilbert reports to have a copy of all zoning requests for the Conifer area and the schedule of the next three meetings of the Conifer Area Council plus the point of contact for the Conifer Area Council. In addition, he has a copy of the proposed ninety unit town homes / apartments proposed at the intersection of Pleasant Park Road and US-285.

If anyone is interested in these items please contact Gil Gilbert.