

# Conifer Ridge Board Conifer, Colorado

Board of Directors Meeting  
Monday, July 10, 2006

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

Approval of Minutes: The minutes of the April 3, 2006 meeting were approved as presented.

Business Brought to the Floor by Gil Gilbert, President:

- Do we need to add Terrorism Insurance to our Liability Insurance Policy?
  - The Board agreed that this was unnecessary.
- The development of Elk Meadow further down Richmond Hill Road has become an issue again with the County. Gil has given the available information to Forest Mickey to follow up on.
- The detention pond on the Lapidus property has been damaged over the past few seasons. Because the POA is responsible for the maintenance and upkeep of these ponds the builder will be brought in to assess the condition of the ponds and give his suggestions for repair.
- The Design Review Committee has been charged with getting the mailboxes in the community standardized.
  - Options for households who do not have a uniform mailbox.
    - Plans for the uniform post.
    - Finished and unfinished posts are available
    - Complete mailbox installation
  - All of these options are available through Scott Deem
- Senate Bill 06-089 was passed and signed into law in May. (This bill was written to clear up some issues that were created in the bill passed during the last legislative session.
  - The bill includes the following clause;
    - *“On or before January 1, 2007, each association shall adopt a written policy setting forth its procedure for addressing disputes arising between the association and unit owners. The association shall make a copy of this policy available to unit owners upon request.”*
  - The Board will address this issue in its next meeting.
- CC&R Changes
  - The board discussed the final changes to the Declaration of Protective Covenants, Conditions and Restrictions document.
    - 8.19 (b) was deleted
    - 8.13 Changed wording was accepted
    - 8.1 Changed wording was accepted
- The By-Laws for Conifer Ridge P.O.A. will be addressed next by the board.
- Letter for property owners' dues will be written and mailed out by mid August.

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- Emergency escape routes.
  - Gill walked a possible route at the east end of Conifer Ridge and determined that this route was not feasible for development.
  - Other routes will be explored during the summer.

Meeting was adjourned at 21.30.

Next board meeting: Will be on Monday, October 9<sup>th</sup>, 2006 at 6:00PM.

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