

Conifer Ridge Board Conifer, Colorado

Board of Directors Meeting
Tuesday, October 17, 2006

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

Approval of Minutes: The minutes of the July 10, 2006 meeting were approved as presented.

Treasurer's Report: Gil presented a list of dues paid and expenditures made on behalf of the POA.

- Recent expenditures:
 - \$661 Insurance
 - \$285 Mountain Water Reservoir
 - \$825 Renaud (Rain water detention pond repair.)
- Eleven POA members yet to pay annual bill
- Balance on hand \$3870

Business brought to the floor by Gil Gilbert, President:

- Gil made copies of the map of the Conifer Ridge sub-division that was labeled with the names of the owners.
 - It was proposed that copies of this map would be given out the residents during the next POA meeting.
 - The Conifer Ridge Directory will also be distributed at that time.
- During the next POA meeting a board member will be replaced.
 - Mr. Gilbert is the next in line to be replaced.
 - Jan Westman has been requested to conduct the search for the replacement, (he has since agreed to accept this task.)
 - It will be noted that home owner ladies are welcome to be members of the board.
- It was noted that there was a conflict with the appointed day of the POA meeting.
 - It was agreed that the meeting will be held on February 13th, 2007.
- The first quarter board meeting will be held on Monday, January 8th, 2007. At that time the agenda for the Annual POA meeting will be set.
- A location for the POA meeting needs to be determined.
- A sign reminding residents of the upcoming POA meeting will be attached to the first sign post on the right side of the road coming into the sub-division. For security reasons this sign will not give a date or time of any meeting, just a reminder that it is coming up.
- The invitation letter for the POA meeting will be composed and sent out in the first weeks of January, 2007.

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- The new Jeff co sheriff's liaison will be invited to attend the POA meeting; this is being handled by Gil.
- The Design Review Committee needs to have a meeting. Gil proposed that the committee members be invited to the next board meeting to have them address the issues that they need to take care of.

Other Business:

- The Protective Covenants has been modified and ready for the Board to submit for legal review.
- The next document to be addressed is the Bylaws of the POA.
 - Copies of the Bylaws were e-mailed to the Board members for review.
- The next step will be presenting the documents to the members of the POA for review and voting for acceptance.
- A proposal was presented for the clause of the Protective Covenants regarding the standardizing the mailbox holders.
 - It was decided that current owners will NOT be requested to bring their mailboxes up to code, (excepting repair of damaged mailboxes,) but it will be written into the document that when a property is sold the mail box needs to be brought up to code.

Meeting was adjourned at 21.30.

Next board meeting: Will be on Monday, January 8th, 2007 at 6:00PM.

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