

Conifer Ridge Property Owners Association Conifer, Colorado

Board of Directors Meeting
Thursday, November 10th, 2005

Board Member Present: Gil Gilbert, Glen Peterson, Lawrence French, meeting held at the residence of Gil Gilbert.

Approval of Minutes: The minutes of the last Directors Meeting were approved as presented.

Treasurers' Report:

- Property dues collection was reviewed, at the present time there are 13 properties for which the dues have not been paid. Gil Gilbert and Scott Deem will be in touch with these property owners to remind to submit the required dues.

New Business:

- Jefferson County held a hearing on the proposed new development on Richmond Hill Road. Gil Gilbert sent a letter to the county authorizing Forrest Mickey to testify on behalf of the Property Owners Association. He did and the request for the high density development was denied.
- Gil Gilbert reported that the Jefferson County Sheriffs department has assigned Officer Pat Schrener to be the point person for our area. Officer Schrener will be invited to attend the Annual Meeting in February.

Meeting Agenda Items:

- Upcoming Annual Meeting
 - The Annual Meeting will be held on the 2nd Wednesday of February, February 8th, 2006. Location to be determined.
 - § Agenda items for this meeting need to be submitted to Lawrence French before February 1, 2006.
 - Election will be held to rotate the board term of Glen Peterson. His term of one year will be replaced with an elected term of three years.
 - § Gil Gilbert will ask Jan Westman to search for interested parties who wish to be nominated.
 - § It was proposed that the board will be elected by the Property Owners, and then at the first quarterly meeting of the new Board, the Board will establish who will fill the role of President, Vice President, Treasurer and Secretary.
- A proposal for a Conifer Ridge web page will be made. Lawrence French will submit the proposal with associated costs and benefits.
- Design Review Committee
 - This committee has formed, presently with the membership of Scott Deem, Darrel Campbell and Mike Swenson.
 - The Board has decided to charge this committee with the task of reviewing the Architectural Standards and Construction Regulations.

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- § This review will include updating the standards and restrictions.
- § Reviewing the fee structure to reflect the scope and the value of the work done and the committee's review of the work.
- The Committee was charged with reviewing the requirements of Mail Boxes in the community that do not comply with the design standards set by the community.
 - § Owners of non-standard mail boxes will be notified and requested to change their mail box stands to comply.
- A proposal was submitted that a regular, quarterly meeting of the Board of Directors would be established. It was decided that a quarterly meeting would be held during the second week of the month. The next scheduled Board Meeting will be in the second week of January. Subsequent meetings will be held during the second week of April, July and October.
- Private Drive Agreements.
 - The issue of the private drive agreement was brought up.
 - It was agreed that there are problems with the present agreements and right of ways, pertaining to Longview Drive.
 - Gil Gilbert will start working with Jan Westman to review, clarify and standardize the Right of Way issues, and the Snow Removal and Maintenance agreements for Longview Drive.
 - Once these items have been worked out, these can be used as a model for the other private/shared drives in the community.
- Colorado Senate Bill 05-100 was passed this past summer. It will be reviewed by Lawrence French and pertinent sections will be presented to the Board at the next meeting with suggestions of how the board will comply with the requirements.
- A permanent Post Office Box for the Property Owners Association has been suggested. Gil Gilbert will look into the cost of this and report back to the Board.
- Roy Lapidus
 - The September 2005 letter to Mr. Lapidus has not resulted in the hoped for outcome. Rather it has created an entrenched negative response.
 - Therefore before charging ahead with this issue, the Board has decided to have two more meetings on this matter.
 - § A meeting will be called on Monday, January 9th, 2006, with the board and Scott Deem and Roy Lapidus, both separately.
 - § Two outside parties will be invited to attend these meetings, Jan Westman to provide a legal point of view and Jesse Young to provide a neighborly insight into possible routes of compromise in this issue.
 - Gil Gilbert will issue invitations to Scott Deem and to Roy Lapidus for the meeting.
 - Gil Gilbert will invite Jan Westman and Lawrence French will invite Jesse Young.
 - It is the hope of the Board that this issue can be resolved after these meetings.
- Number of Animals kept on a property

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- It was noted that some property owners are keeping animals in excess of the number allowed by the covenants on their property.
 - § There was discussion of whether or not to directly address this issue with the property owners.
 - § The Board decided that this would not be necessary at this time.
- However, it was decided that the Board will in the future address a change to the Association Covenants, addressing the impact of household animals on neighboring properties. Examples are odors from neighboring horse corrals and noise from barking dogs on neighbor's properties.

The meeting was adjourned at 6PM.

The next Board Meeting: will be during the second week of January, 2006, date time and place to be determined.

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