

# Conifer Ridge Board Conifer, Colorado

Annual Property Owners Meeting  
Wednesday, February 8<sup>th</sup>, 2006

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Board Member Present: Lowell (Gil) Gilbert - President Glen Peterson - Vice President,  
Lawrence French - Secretary

Association Members Present: Jesse & Jeanie Young, Scott Deem, Darrel & Jean  
Campbell, Gaye Gilbert, John Jerz, Rob & Wendy Lofgren, Joan Peterson, Kelly Simonsen,  
Jan Swenson, Forrest & Mayrene Mickey, Gregory Sargowicki

Guests: Officer Amy Vudures, Jefferson County Sheriff's Office, her presentation included  
the following information;

- Officer Vudures is stationed out of the Evergreen Sub-Station.
- Her contact information is;
  - Cell phone 303 435 5476
  - Station number 303 271 0211 or 303 271 5686
  - E-mail [avadures@jefco.co.us](mailto:avadures@jefco.co.us)
- An officer is usually assigned to a POA as a local liaison, Conifer Ridge currently does not have a liaison assigned, but officer Vudures may be assigned in the near future.
- A question was raised about the Zeligman home on Longview Drive, how emergency responders would access the home since the gate on the driveway was locked. Answer, Vacant homes that have locked gates, should have master locks installed by the local fire authority, in this case Elk Creek Fire to allow access by the fire department.
- When residents leave their homes vacant for a vacation, they can notify the Sheriff's office and request a "Vacation Watch." This watch will be in effect for 30 days, and officers will check on the home and do walk a round's to insure that all is well. If a home owner will be gone for more than 30 days, they need to call in to extend the watch for another 30 days.

Gil thanked officer Vudures for taking the time to join the meeting.

Gil made his opening remarks,

- Thanking Lawrence French and Gregory Sargowicki for opening their home for this meeting.
- For the members of the Design Review committee for their participation in the process and the work that they will be doing to update the Architectural Standards document.
- For Darrell Campbell for his work with proposed changes to the organizing documents of the Property Owners Association.

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- 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 3, 2006 (Adjusted to meet the schedule of one of the board.)
    - July 10, 2006
    - October 9, 2006
    - January 8, 2007
- To meet the requirements of the new Colorado State Law that took effect on January 1, 2006, the board has decided to establish a web site for the storage and distribution of information.
  - Information required to be available to the residents and potential owners of property include;
    - Organizing documents
      - Declaration of Protective Covenants, Conditions and Restrictions
      - Bylaws of the Conifer Ridge Property Owners' Association
      - Architectural Standards and Construction Regulations
    - Meeting Minutes
    - Insurance information
    - Financial statements for the association

### Old Business

- A Fire Mitigation Committee needs to be established for the organization. Greg Bateman has volunteered to be the point of contact with the Colorado Forest Service for this. Gil also has a report from the Colorado Forest Service on the status of each lot in the sub-division. (Contact Gil if you would like to see the report on your lot.)
- A sub-division "Beautification Committee" was proposed at the last general meeting, however, nobody has volunteered to form or serve on this committee, so it was decided that Conifer Ridge is beautiful enough as it is.
  - Mayrene Mickey addressed the gathering, reminding everybody that the thistles need to be sprayed and dealt with on an ongoing basis.

### New Business

- Forest Mickey addressed the meeting reporting on the ongoing zoning fight over Richmond Meadows.
  - The developer has asked for a large number of lots to be allowed on the property which is an elk calving area and a wetland area.
  - County authorities have gone back and forth, allowing a few home-sites and then reversed, allowing more.
  - Threats have been made by members of the developer's entourage toward the county commissioners.
  - The Soap Opera goes on.

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- The emergency evacuation situation for Richmond Hill Road is a potentially huge problem. If all of the homes that are served by Richmond Hill Road were to be evacuated, there would be a huge problem, because there is no alternate evacuation route out of the area. (This is probably an issue that needs to be address in the coming months by the board and a committee of property owners.)
- Jesse Young is ready to publish the new Conifer Ridge Directory.
- If you are interested in receiving information from the Jefferson County Sheriff's office, log onto [www.jecosherrif.com](http://www.jecosherrif.com) and you can sign up to have alerts emailed to your computer.

### Treasurer's Report:

- Scott Deem presented the report in the form of a copy of the checking account register going back to the opening date of 11/1/1999.
  - This report detailed checks paid out over the years to entities such as Mountain Mutual Reservoir Corporation, Colorado Secretary of State and American Family Insurance, that covered the expenses of the ongoing expenses of the Property Owners Association.
- The balance in the account is used for ongoing expenses and extraordinary expenditures such as traffic sign replacement and repair of vandalism to the entry sign.
- Questions were raised about the rain water retention ponds that are on various properties. The Property Owners Association is responsible for the maintenance and upkeep of these facilities. If a property owner has any question about the maintenance or condition of a pond, Scott will make himself available to asses the ponds condition.

Darrell Campbell motioned to accept the Treasurer's Report; the motion was seconded and carried on a voice vote.

### Other Business: Proposed changes to the Declaration of Protective Covenants Conditions and Restrictions for Conifer Ridge document, (known as the CC&R).

- Due to the age of the document and the ever-changing nature of Conifer Ridge and its residents, it has been suggested that the original documents be updated to reflect the reality of the present.
- Sections of the document that have been proposed to be changed are:
  - Prohibition against signs
  - Pets and animals on the properties
  - Prohibition against working from home
  - Election of the Board of Directors
  - Out door parking
- There will be work done on updating the sections pertaining to these topics. Input from the members of the community is welcomed and encouraged.

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- The board will pull these suggestions together into a proposed revision the CC&R, and will submit the final document to the members of the community for a vote.
- Voting will be by email or by voice message.

Election of Board Member: Glen Peterson's term on the board expired this year. Jan Westman called for nominations, only Glen Peterson's name was submitted for consideration. Mr. Peterson was reelected to the Board on a unanimous voice vote.

The meeting was adjourned at 9.37PM.

Next board meeting: Will be on Monday, April 10<sup>th</sup> at 7PM. Location to be announced.

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

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