

Conifer Ridge Board Conifer, Colorado

Annual Property Owners Meeting
Tuesday, February 13, 2007

Board Members Present: Gil Gilbert, Glen Peterson & Lawrence French

Owners Represented: Mickey, Young, Lofgren, Burton, Jenkins, Schramm, Swenson, Lee, Campbell & Westman

Owners NOT Represented: Lapidus, Simonsen, Washko, Kern, Devereaux, Reynolds, Kilgore, Jerz, Sprague, Ottaviano, Bateman, Glasby, Blake, Caminiti, Goyette, Delcamp & Deam

Guests: Lieutenant, Mike Julian and Chris West

Meeting was called to order at 15:30.

The guests from the Sheriffs office made their presentations first.

From Mike Julian, a breakdown of the areas that are patrolled by the Jefferson County Sheriffs, here in the area, and a summary of the force numbers patrolling the area.

A new precinct office will be opening on highway 73 later in 2007.

August 7th is a National Night Out event, were communities are encouraged to get together for a social event to include visits from their local law enforcement association. It was suggested that Conifer Ridge organize an event.

Invitations were offered for a Sheriffs Ride Along to observe the day to day operations of the department and enrolling in the Citizens Academy, a 10 week training program.

Chris West presented a recap of the problems in the 54th district. That is from Windy Point to Kings Valley, Conifer High School south to the County Line.

Generally incidents of crime are low, but there are problem areas in the Commercial areas and around Conifer High School.

Other current problems are mail theft, garages left open, cars left unlocked and running. But there are reports of larger problems, some gang related coming up from Denver, which are happening in the area.

Chris West can be reached while on duty at 303 435 4258, his current schedule is day shift, Wednesday through Saturday. The website for the sheriff's office is www.jeffcosheriff.us.

Gil thanked the guests and went on to new business.

New homeowners in attendance were greeted, Jenkins, Burton and Lee.

A recap of the recent Lot and home sales was given.

Gil passed out maps of the subdivision with the names on them for each home.

Conifer Ridge Board Conifer, Colorado

Gil also passed out a list of the electrical feeds running into the community, a copy is attached. This document was distributed to show where each household received its electricity service, and to aid the community in a power outage, not all homes in the community may be out at the same time.

Lawrence gave a recap of the web site. It is now up and running, a few pages are complete. The organization documents are not approved and posted on the site at this point. They will be on the final site, so that people who need this information will have it available to them.

Approval of Minutes: The minutes of the February 2006 meeting were approved as presented.

Treasurer's Report:

Beginning Balance	\$3,398.53
Plus Dues paid	\$2,475.00
Expenses	
Website	\$116.01
Bank charge	\$14.00
Liability Ins.	\$259.00
Mailing Supplies	\$15.00
Mtn Mutual Fee	\$254.15
Detention Pond Repair	\$825.00
Sec. of State Fee	\$10.00
Minus Total Expenses	\$1763.16
Balance of Account	\$4110.37

Detention Ponds, we have four detention ponds within Conifer Ridge. There was a problem with the pond on the Lapidus property, caused by the previous owner. It cost the POA \$825.00 to fix the problem in 2005. Gil suggested that the remaining pond be inspected this coming summer to make sure that there are no other problems in the ponds.

CC & R's and By-Laws were discussed. Board will take the suggestions into account in the further revision of these documents.

Mike Swenson reviewed the Architectural Standards Document and made his recommendations for the revision of the standards document.

A revision of the fee building fee structure was presented, \$350.00 for new home construction, \$100.00 for outbuildings, home additions or changes and no fees for landscaping. A fee/fine of \$200.00 was suggested for home owners who ignore the fee and application process.

A motion was presented and passed.

**Conifer Ridge Board
Conifer, Colorado**

Election of a new board member: Gil Gilbert's term has expired. Jan Westman made up a nominating committee of one. Rob Lofgren was nominated and accepted the nomination. No other candidate came forward, so Rob was elected to the board.

Scott Deam has expressed a desire to pass on the duties of Treasure. Volunteers for the position were requested. Gil Gilbert volunteered to accept the position.

The meeting was adjourned at 21:56.

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