

Conifer Ridge HOA
ANNUAL MEETING MINUTES
Thursday, June 25th, 2026

The meeting commenced at Tiffany Schekel's house at 6:33 pm with 10 of 51 lots represented.

***Review / Approve 2025 minutes**

Lot 30 approved Lot 31 second the motion, unanimously approved. No new questions.

***Budget Review**

Budget/Spending approved by Lot 34, second approved by Lot 30, unanimously approved.

- The HOA PO Box went up by \$20/annually per USPS. The electrical bill went up slightly as well due to PGE price increase as noted on budget actuals.
- Question asked what the legal fees paid annually are for. Costs for that include a business corporation fee, a Secretary of State fee, and insurance to cover the Conifer Ridge HOA Board.
- Water bill on actual budget was higher due to timing of meeting last year. The bill had not been received, so cost was added to this fiscal year. Landscape was newly planted requiring longer periods of watering time. Watering times/frequency have been adjusted down for this year.

The HOA's common-area landscapers typically install flowers at the front entrance twice a year for an additional fee beyond the monthly service charge. This year, the HOA Board purchased and planted reusable artificial flowers which can be used for future years. In September, they will be replaced with artificial fall and winter arrangements. There were no objections and multiple homeowners did not even realize the flowers were not real and appreciated how they looked.

A sprinkler head at the front entrance needed a new cap, as it was shooting straight up. This has since been remedied.

A question was raised whether any miscellaneous funds have been used in the last few years. This is listed on the budget report as a miscellaneous cost and has historically been there for snow removal, if needed but has not been used. Homeowners asked if funds can be used to cut down the tree on the left that blocks the view and creates a safety hazard/concern when exiting the neighborhood onto Grabhorn. Lots 29 and 30 volunteered to research with the county on who the tree belongs to (us, the neighbor, or the city). If we have ownership: Lot 33 volunteered to get estimates and Lot 29 made a motion to cut the tree which was second by Lot 46 and a unanimous vote was passed. If it is the responsibility of Conifer Ridge, the HOA board will send out communication after estimates and scheduling of tree removal have been completed. Lot 2 volunteered to help clear out weeds that also obstruct the left-hand turn/view.

***Architectural Committee Report:** No new ACC requests to report.

Reiterate that the correct email for the ACC Board is on the Conifer Ridge website and the ACC form can be downloaded from same page. Homeowners **MUST** submit any improvements or changes that can be seen from the front of the home to the ACC Board **before** work is started, according to CC&R's.

Examples: If you are painting your home or replacing your roof, even if it is with the exact same color/pattern/material, etc., you need to email the ACC Board beforehand for approval.

***ACC & Board Election**

- One HOA board seat was up for re-election or new vote, Katrina Steiner (Lot 34). Katrina volunteered to be re-elected for the 3-year term. Lot 29 motioned the vote, Lot 11 second the vote, unanimously approved.
- Tiffany Schekel will remain as HOA President with 1 year remaining.
- Melanie will remain on HOA Board with 2 years remaining.
- One ACC seat was up for election/re-election. Tony Winner (Lot 30) volunteered to be re-elected for the 3-year term. Lot 34 motioned the vote, Lot 21 second the vote, unanimously approved.
- Mark Wagner will remain on ACC Board with 1 year remaining.
- Ashley Stoddard will remain on ACC Board with 2 years remaining.

***New Open Business/Questions/Comments**

Lots 30 and 46 brought up a few loud events that happened at Camp Rivendale. Complaints were made to the Park Ranger, and neighbors were told to contact again if there is a re-occurrence.

Any immediate concerns regarding Camp Rivendale can be made by calling Park Services at: (971) 246-0169. Other numbers for direct communication can be made to: *Heather Marshall (center supervisor) at (971) 708-4491 or Andrea Gallegos (Jenkins Estate Program Assistant): (971) 258-6743.*

HOA due inquiry: Can dues drop back to \$150 from the 2020 increase to \$200? No motion made; we can re-visit this question at next year's meeting.

Reminders:

- Regarding neighborhood complaints, specifically: early morning dog barking. In Beaverton, general city code prohibits loud or disruptive noise from 10:00pm to 7:00am. Please reach out to your HOA Board if you would like any assistance with any ongoing issues.
- Garbage/Recycling Cans: These should be pulled in from the curb and out of sight from the street as noted in our CCR/s no more than 24 hours after they have been collected.
- Fall will be here before we know it! Make sure to clean up yard debris in a timely manner, especially during the rainy season as leaves clog the street grates and can create flooding issues.

Meeting adjourned at 7:06pm. Lot 34 to 1st the motion, Lot 2 to second, unanimously approved.