

**Conifer Ridge Homeowners Association**  
**Annual Meeting Minutes**  
**June 14, 2021**

- **Annual Meeting:** Meeting commenced June 14, 2021, at 6:37pm at Tiffany Schekel's house with 11 lots represented, include HOA board members Julie Van Fleet, Tiffany Schekel, and Cheryl Hemenway.
- **Minutes:** Ashley Stoddard motioned to approve 2020 meeting minutes and Pam Graves seconded the motion. The 2020 minutes were approved.
- **Budget:** Last year's budget was reviewed. \$1,100 went into savings. Three lots are outstanding on the lawyer assessment: 9, 19, and 48.
- **Architectural Control Committee (ACC):** Pam gave ACC report on the last year's projects:
  - Lot 22--paint change
  - Lot 47--Solar panels
  - Lot 11-Fence
  - Lot 44--Wood to metal fence
  - Lot 25--Front door change
  - Lot 43--Fence moved
- **HOA Board:** Board positions were voted on. Pam nominated Tiffany Schekel for the expiring HOA board spot. Aaron Van Fleet second. Voting was unanimous. Tiffany elected for a three-year term. Current Board and remaining terms:

Julie Van Fleet	1 years remaining
Cheryl Hemenway	2 years remaining
Tiffany Schekel	3 years remaining
- **ACC Committee:** Marg Wagner was nominated by Tiffany to continue serving on the ACC board. Pam second. Voting was unanimous. Mark elected to serve another three-year term. Current ACC committee and remaining terms:

Pam Graves	1 year remaining
Brett Breece	2 years remaining
Mark Wagner	3 years remaining
- **Block Party:** Update was given. It will be held August 14 from 4-7pm by the houses along the corner of Tremont Way and Charles Terrace. Two food trucks will be coming: one with general dinner items for purchase, and a Kona Ice truck. The HOA has 90 vouchers for shaved ice to distribute among the lots. Jim Svoboda's band will play, a bounce house will be set up, street games will be set up, and fire/police will hopefully be able to come if their schedule allows. More information will be forthcoming.
- **New Business:**

Adrian brought up concerns about shrubs and tree branches going into the roadway/sidewalks, in some cases making it difficult to stay on the sidewalk and taller trucks catching tree branches as

they drive by. Noted that trees in the common space turning into Conifer Ridge from Grabhorn have this problem; Tiffany will get bids to have trees trimmed and will schedule. Notice to homeowners to go out asking for HOA members to check trees and bushes on their property and trim accordingly.

- Meeting adjourned at 7:27 p.m. Minutes recorded by Ashley Stoddard.