

Conifer Ridge Homeowners Association

Annual Meeting Minutes

June 7, 2022

- **Annual Meeting:** Meeting commenced June 7, 2022, 6:34pm at Cheryl Hemenway's house with 10 lots represented.
- **Minutes:** The 2021 minutes were motioned to approve, and seconded, then approved by a unanimous vote. The 2021 minutes were approved.
- **Budget:**
 - Last year's budget was reviewed with \$3,286.05 remaining and deposited into savings. Three lots are outstanding on the lawyer assessment: 9, 19, and 48.
 - This year's budget was reviewed with increases as follows:
 - Landscaper costs – increased due to previous landscaper did not hold a landscaper's license which is required to work on in-ground sprinklers.
 - PO Box increases each year.
 - Website 3-year renewal is this year.
- **Architectural Control Committee (ACC):** Pam Graves gave ACC report on last year's projects:
 - Lot 17 – painting house
 - Lot 22 – new paint color on house
 - Lot 26 – new roof
 - Lot 40 – new roof (slated for this year)
 - Lot 43 – backyard fence positioning
 - Lot 45 – little library
 - Lot 46 – garage doors
- **HOA Board:** Board positions were voted on. Julie Van Fleet replaced by Sarah Breece who volunteered. Sarah was unanimously approved. Cheryl Hemenway replaced by Katrina Steiner who volunteered. Katrina was unanimously approved. Tiffany Schekel remains on the board. The bank accounts will need to have Julie Van Fleet and Cheryl Hemenway removed, and have Sarah Breece and Katrina Steiner added (both savings and checking accounts). The current Board and remaining terms:
 - Katrina Steiner 1 year remaining
 - Tiffany Schekel 2 years remaining
 - Sarah Breece 3 years remaining
- **ACC Committee:** Pam Graves's term was up for re-election. Ashley Stoddard (by proxy of Tiffany Schekel) volunteered to replace Pam. Ashley was unanimously approved. Current ACC committee and remaining terms:
 - Brett Breece 1 year remaining
 - Mark Wagner 2 years remaining
 - Ashley Stoddard 3 years remaining

- **Block Party:** Update was given. It will be held August 13, 2022 from 4-7pm by the houses along the corner of Tremont Way and Charles Terrace. One food truck has been confirmed for dinner :(purchase your own) and Kona Ice provided by the HOA. Ashely Stoddard and Tiffany Schekel are planning the event.
- **New Business:** Easement – was recorded by the county and work will be starting soon. Should not have any road closures for this. After the work is completed, will have some landscaping replaced on plants that did not survive the 2021 heatwave, and may add additional plants.
- **Meeting adjourned:** at 7:02pm. Minutes recorded by Cheryl Hemenway.