

**Conifer Ridge HOA**  
**July 25, 2024**  
**Annual Meeting Agenda**

The meeting commenced at Tiffany Schekel's house at 6:40 pm with 8 of 51 lots represented.

**\*Review/Approve 2023 Minutes**

Lot 21 approved, lot 36 second the motion, unanimously approved.

**\*Review 2023 spending and 2024 budget**

Budget for 2023/2024 spending reviewed. HOA board to check on November water bill, amount was higher than previous bills. HOA needs to register for an online account to review past years usage and will update information to homeowners. Lots 21 approved and lot 44 2nd the motion and was unanimously approved.

Common Area landscaping work discussed. Lot 33 will continue to maintain flower/plant changes at the beginning of the spring/winter seasons. Landscaping crew to still maintain common area maintenance.

Three lots are still outstanding for \$780 lawyer fee as of 6/25/24: Lots 9, 19, 48

**\*Architectural Committee Report**

Confirmed email address for questions/approvals: [ACCConiferRidge@gmail.com](mailto:ACCConiferRidge@gmail.com)

Please review CCR's requirements for ACC approvals.

Current list:

- Lot 12- New Roof
- Lot 15- Solar Panels
- Lot 34- Re-painted using same paint (no approval required)

**\*Elections:**

Voted on Board Members:

- Tiffany Schekel up for re-election as president. Lot 21 nominated Tiffany again, lot 15 2nd the motion, all voted in favor. President position is for 3 years.
- Katrina Steiner will remain on board with 2 years remaining.
- Mai-Lill Magi will remain on board with 1 year remaining.

## ACC

Voted on ACC Members:

- Mark Wagner up for re-election. Lot 33 nominated Mark again, lot 21 2nd the motion, all voted in favor.
- Tony Winner will remain on ACC with 2 years remaining.
- Ashley Stoddard will remain on ACC with 1 year remaining.

### **\*New/Open Business**

There are a few lights out on the sign at the front entrance. HOA will call to schedule repairs.

Block party: No block party this year due to low attendance and amount of time/effort/money it takes to plan. We can reconsider having a block party later if there is enough interest.

Food trucks: Twin Creeks neighborhood is not doing them this year due to higher minimums requirements to have the trucks come out.

Acknowledged Lot 46 for their help/work completed earlier this year for the common area sidewalks. Moss removed, sidewalks power washed, and other old debris hauled and dumped. **Thank you again!**

Bulk Trash: Bulky trash service discussed again this year. If there are neighbors that would like to "go-in" on a dumpster, those involved will need to coordinate where to place the dumpster and agree on size/pricing on their own. \*If you need an updated directory for contact information, please email the board.

Meeting adjourned at 7:07 pm, Lot 21 1st the motion, lot 36 2<sup>nd</sup> the motion.

Minutes recorded by Tiffany Schekel.