

Conifer Ridge HOA
ANNUAL MEETING MINUTES
Thursday, July 10th, 2025

The meeting commenced at Tiffany Schekel's house at 6:35 pm with 12 of 51 lots represented.

***Review /Approve 2024 minutes**

Lot 11 approved, lot 2 second the motion, unanimously approved. No new questions.

***Budget Review**

Budget/Spending approved by Lot 26, second approved by Lot 29, unanimously approved.

A thank you verbalized about the front landscaping that was completed towards the end of 2024 as well as the pressure washing that was completed by neighbors.

The lights were fixed/replaced at the front neighborhood sign.

Landscaper did the spring planting of flowers at the entrance.

A concern was raised that the water bill (spending) looked low, but HOA responded that the water bill for the summer has not been received yet.

The HOA P.O. Box increased slightly in price this year.

There was an inquiry for a neighborhood dumpster. HOA will call to ask about and send separate email with information/approval.

***Architectural Committee Report**

- Lot 11: turfed front yard
- Lot 21: new roof
- Lot 29: painted
- Lot 31: painted

***Elections:**

- 1 HOA board seat was available to replace Mai-Lill (Lot 21). Melanie (Lot 16) volunteered for the 3-year term. Lot 29 motioned the vote, Lot 34 second the vote, unanimously approved.
- Tiffany Schekel will remain as HOA President with 2 years remaining.
- Katrina Steiner will remain on HOA Board with 1 year remaining.
- 1 ACC seat was up for election/reelection. Ashley (Lot 2) will continue with her position for a 3-year term. Lot 29 motioned the vote, Lot 34 second the vote, unanimously approved.
- Mark Wagner will remain on ACC Board with 2 years remaining.
- Tony Winner will remain on ACC Board with 1 year remaining.

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

Lot 31 had a package stolen earlier this year.

Lot 17 home was broken into through back forest in backyard, alarm was not on.

Lot 20 stated their door was broken into 3 days after moving in (Dec. 2023), however nobody entered the home.

!!! Reminder to please be observant of your neighbors as well as your own deliveries!!!

Porch lights, motion lights, Ring doorbells, and outside cameras do help to deter thieves.

A few reminders for everyone in regards to neighborhood complaints: dogs barking (one neighbor stated they hear consistent barking every morning around 4:30-5:30am). Please be respectful of your surrounding neighbors!

Please make sure there is NO yardwork starting before 8am! Please ask your landscaper to come a little later if your home falls into this area.

Garbage/Recycling Cans: These should be pulled in from the curb (and out of site from the street as noted in our CCR/s) no more than 24 hours after they have been collected.

Food trucks were asked about. HOA responded that the Twin Creeks neighborhood (who hosted the trucks) stopped doing them due to increasing price/minimum orders.

Meeting adjourned at 7:10pm. Lot 33 to 1st the motion, Lot 14 to second, unanimously approved. Minutes recorded by Tiffany Schekel.