

**MINUTES**  
**CMHOA ANNUAL HOMEOWNERS MEETING SEPTEMBER 6, 2025**

**1) BethLynn Maxwell called the meeting to order at 10:10 AM.**

- a) Introductions and welcome. Around 20 people were in attendance.
- b) How did you find out about this meeting?
  - i) Facebook - 2
  - ii) NextDoor -3
  - iii) Banner – half
  - iv) Word of mouth
- c) Member introduction
  - i) 3 members at large
  - ii) Board
  - iii) Are the members list available? Not currently, getting away from the HOA connotation – We are creating a new NEIGHBORS GROUP – Jamie McWhirt
  - iv) How to communicate with the homeowners?

**2) Presentation – Jamie McWhirt**

- a) New ECFD Conifer Mountain fire ambassador introduced – Bonnie Biafore
  - i) [Conifermtfire@gmail.com](mailto:Conifermtfire@gmail.com)
- b) Question about prior conversation about 3<sup>rd</sup> access route
  - i) Dave Jackson answered - discussion has been tabled due to challenges with private property owner permissions
- c) Question about HOA power vs community association engaging with county regarding Jim Stevens’ questions
  - i) Suggested aggregating county resources for homeowners to report zoning issues
  - ii) Needs resources for county compliance, this is a nice place to live not a place to operate a hazmat operation for instance
  - iii) Dave Jackson indicated that this board will not be pursuing HOA compliance – never did and never will.
    - (1) During October 5, 2024 Annual Homeowners Meeting, the group agreed that CMHOA was never an enforcement group and folks in attendance agreed at that meeting that CMHOA will never be an enforcement group.
    - (2) If folks wanted the group to be an enforcement group, then they would need to step up and speak out. No one stepped up or spoke out.
- d) Attendees with real estate background noted that HOA’s do have legal teeth, we reiterated CMHOA does not want to be an enforcement agency – never and not now.
- e) Question if Bylaws would be available before adoption
  - i) Dave Jackson responded if individuals wanted to get involved and volunteer to be a Board of Director, they could provide their input that way.

- f) Question about the minutes from this meeting
  - i) The meeting minutes will be posted after review and acceptance by board
- g) Ed Vaclavik wants to host community events at his property – amateur astronomer building an observatory on his property.

**3) Updates – Dave Jackson**

- a) Preliminary introduction of Staunton State Park wildfire mitigation project – Dale Specht to speak next.
- b) Treasurers report
  - i) Reported CD and Checking account balances.
  - ii) The largest expenditure during the past year was legal and accounting fees.
  - iii) Update on IRS status with CPA/attorney recommendation
    - (1) Discussed current organization is a 501C3 thus a new 501C3 must be created to maintain tax exempt status. New organization will be named Conifer Mountain Neighbors.
  - iv) Cistern update
    - (1) 12000 gallons cistern near the intersection of Conifer Mountain Drive and Beas Drive
    - (2) Conifer Mountain HOA funds were used about 20 plus years ago to install the cistern.
    - (3) Listed as out of service, conversation ongoing with fire department to perform testing and advise. Board will continue to track and progress.

**4) Staunton State Park Update Wildfire Mitigation Project – Dale Specht**

- a) Dale Specht has been at Staunton 8yrs.
- b) Hand crews Sept 15<sup>th</sup> – accessing from park or neighborhood already established.
- c) Will run chain saws for 6 days a week through September.
- d) Sept 29<sup>th</sup> - Helicopter will haul trees down – 5 days per week - until the end of October.
- e) Maps available, Dale can provide cards.
- f) Press release on social media Sept 8<sup>th</sup>
- g) Processing area behind Meadow Creek parking area; Mason Creek Trail will be closed from Bear Paw intersection down to Mason Creek parking lot.
- h) Thinning operation around 50 acres, easternmost hillside that butts up to neighborhood.
- i) No controlled burns at this time.
- j) No mastication at this time, all trees will be flown out.
- k) Work on emergency egress out of Elk Falls neighborhood which is currently one-way in one-way out, routed through Harris Park area.
- l) Pine beetle pheromone packs have posted about 2000 packets.

**5) Meeting was adjourned at 11:30 AM.**

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**Conifer Mountain HOA Interim Officers and Board of Directors:**

President – BethLynn Maxwell

Vice President -- Alex Winning and Sarah Thompson

Secretary – Jamie McWhirt

Treasurer – Dave Jackson

Webmasters – Stephen Reed

Member at Large – Randy Wyandt

Member at Large – Eileen McGinnity

Member at Large - Denise Stephensen