



# Westridge Estate HOA Meeting

2023 Homeowner Association Meeting

# 2023 HOA Annual Meeting

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December 12, 2023





# Agenda

- Call to Order
- Thank You to Neighborhood Contributors
- Introduction of New Neighbors
- Financial Review
  - Current Dues/Fees
  - Budget, Income, Expenses
- Board Updates
- Neighborhood Events
- Nomination of new Board Members
  - Three spots are open – current Board members would like to keep serving and will hold elections tonight
- PID Update

Call To Order

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# Call To Order / Neighbor Contributors



- Call to order and verification of Quorum
- Approval of 2022 Annual Meeting Notes
  - Need this Moved and Seconded
- Thank You to Neighborhood Contributors
  - Board: Kevin DeGarmo, Elsa Nervik, Kelley Branson, Judy McKernan, Michael McBride,
  - Newsletter: Dean Schilling
  - Public Improvement District, PID Committee: Ben Kimball, Scott Griffin
  - Architectural Control Committee, ACC – Peter Ulrich, Scott Griffin, Susan Shattuck
  - Weed Control – Jack Morgan, Doug Meadows, Cliff Henderson
  - Volunteers for Neighborhood Cleanup – Kelley Branson, Kevin DeGarmo, many more!

# New Neighbors



- Introduction to New Neighbors
  - Pierce & Kat Hasler – 2721 High Plains Ct
  - Paul Ellis, Trinh Van Nguyen – 4763 Westridge Dr



# Accounting and Budget

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# Current Fees / Dues

- Current Fees/Dues Discussion:
  - Annual HOA Dues \$150 – Board considers appropriate for now
  - Ownership Transfer/ Home Sale HOA fees
    - \$350 transfer fee
      - \$50 Other Specified Fee – being eliminated and rolled into transfer fee, left over from HOA management company days
    - \$15 Status Letter



# 2023 Budget, Expenses and 2024 Budget



Westridge Estates Budget, Income, and Expenses						
	Proposed 2023 Budget		Income & Expenses as of 12-1		2024 Proposed Budget	
	Income	Expenses	Income	Expenses	Income	Expenses
Income						
Dues	\$9,000		\$8,765	\$25	\$8,550	
CD Interest					\$1,100	
Expenses						
HOA Tax Prep		\$300		\$300		\$350
Buildium Dues		\$1,200		\$1,070		\$1,100
HOA Insurance		\$2,000		\$1,812		\$1,850
PVREA		\$350		\$328		\$360
Weed Control (roadways)		\$4,000	gift cards to volunteers	\$262		\$500
CO State HOA Fee		\$10		\$10		\$10
Fence Repairs		\$1,000		\$0		\$1,500
4 <sup>th</sup> of July				\$2,150		\$2,200
Neighborhood Cleanup				\$877		\$900
Annual Meeting space				\$120		\$120
Halloween Event						\$100
Misc		\$300		\$217		\$400
Mailbox Issues		\$7,000	Rubber Mats	\$169	De-ice / Shovel(s)	\$100
Total	\$9,000	\$16,160	\$8,765	\$7,340	\$9,650	\$9,490
Compared to Budget			Income - Expenses =	\$1,425	Income - Expenses =	\$160
	Amount of approved 2023 budget not spent =			\$8,820		
Balances		\$42,133.96	12/1/23	\$13,949.30		
Current Investments			CDs at 5.58% APR	\$30,000		
TOTAL		\$42,133.96		\$43,949	Estimated	\$44,109

Request approval for this 2024 Budget plus empower the board to decide about Open Space Weed mitigation

- Maximum cost would be ~\$6,500, but there are options for the board to investigate

# Board Updates

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# Board Updates



- Fences
- Weed Control
- Mailbox Mats
- Neighborhood Cleanup
- End of Westridge Drive
- Covenant Management
- Neighborhood Events
- Hidden Springs Neighborhood

# Fences



## 2023 Actions

- During the June work-day, all the fence pieces we marked for consideration for repair
- No Fence repair actions were taken during 2023

## 2024 Plans

- Plan to get repair estimates and make some decisions on getting into an annual fence repair plan and spending
- Will build a plan to cover the full neighborhood for fence repair over some number of years
- May pay a professional or rally volunteers – new board will decide if funding is approved in the 2024 Budget

# Weed Control



## 2023 Actions

- THANK YOU - Jack Morgan, Doug Meadows, Cliff Henderson!!!!
- This crew sprayed weeds multiple times along the roadways and saved us many \$\$'s

## 2024 Plans

- Use our Neighborhood licensed volunteers to spray along the roadways and ditches
  - Homeowners can “opt-out” of spraying in front of your property / ditch
  - Likely to move to a residual herbicide once we clarify decision making body (HOA Board or PID)
- Investigate hiring the county for spraying the open space
  - This amount of land is beyond the scope of our volunteers
  - Could cost \$5k to \$6k for two sprayings
  - New board needs to decide on recommendation for this expense

# Mailbox Ice Mitigation



## 2023 Actions

- Annual meeting last year approved \$7k for Ice mitigation in front of the Mailboxes
- 2023 Board decided to try Rubber Mats instead of cutting / replanting trees or moving the mailboxes
  - Feedback has been positive on the Rubber Mats
  - Still fine tuning the volunteers and process for best / easiest Rubber mat moving around new snow falls
  - Mats cannot be on the road when the plows come

## 2024 Plans

- Continue with the Rubber Mats for Ice mitigation
- Refine the volunteer team / process for picking up and deploying the mats



# Neighborhood Work-day



## 2023 Actions

- Had a well attended, though WET neighborhood work-day
  - Cleaned up trash, Weed whacked along the road and trail, marked damaged fences
- Board decided to hire a dumpster and make available for neighbors to us for their own personal “Spring Cleaning”
  - Feedback was positive and helped Neighbors clean up their houses and lots

## 2024 Plans

- Plan to have another Neighborhood Work-day in May or June
- Plan to bring back the dumpster
- May possibly hire a chipper since much of the “trash” was limbs and brush that could be mulched

# Neighborhood Work-Day



# End of Westridge Drive



## 2023 Actions

- Put up signs alerting cars that plates are being reported to police
- Issues with illicit activities appears to be resolving
  - For now, the majority of offenders seems to have moved on
- Options for camera reviewed – no actions taken at this time

## 2024 Plans

- Continue to monitor
- Determine if a camera is needed and continue to engage with the Sheriff's department

# HOA Covenant Management



## **2023 Actions**

- Board and Architecture Control Committee (ACC) worked with a handful of neighbors on covenant violations
- Goal is to have a great, well cared for neighborhood that protects our home values and neighborhood spirit
- RV / trailer parking for too long over the summer was the most common issue

## **2023 HOA Board Values on Covenant management**

- Work collaboratively as neighbors – Talk face to face and work for the best outcomes
- Current board does not support hiring a management company for stricter and more frequent covenant management

## **2024 Plans**

- Communicate with HOA members
  - Need work with the ACC on home improvements ahead of the work and reminders
  - Rules for Trailer / RV parking over the summer months
  - Review feedback from email survey on how HOA members want covenant management to work
- Refine Roles and Responsibilities of the Architectural Control Committee
  - All lots are now built out – ACC responsibilities will be changing

# Hidden Springs Neighborhood Collaboration



## 2023 Actions

- Invested some time to network with the Hidden Springs HOA leader
- Tracking an issue in Hidden Springs neighborhood where two landowners are working to sub-divide their lots
  - Legally – landowners are enabled to do this action
  - Hidden Springs Homeowners are working with the County on specific approvals now

## 2024 Plans

- Continue to network with the Hidden Springs HOA
- Track / participate in public meetings around changes to the Hidden Springs neighborhood number of lots



## Neighborhood Events

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# Fourth of July Street Party



- HOA Board decided to bring back the neighborhood 4<sup>th</sup> of July Parage and Celebration
  - Had a big parade before lunch-time starting on Valley Ridge Ct and rolling down Westridge
  - Provided food coupons for a Food truck and live music for lunch and early afternoon
- Great participate and feedback – plan to do this again next year
- Thank you, Kelly Branson, for really driving this event!





# 4<sup>th</sup> of July Celebration







een and provide a safe and  
great space to “Trunk or Treat”





# "Trick or Trunk"



# Election of 2024 HOA Board



- **Three current members are rolling off after three-year terms**
  - Kevin DeGarmo, Kelley Branson, Judy McKernan would like to run for re-election
  - Michael McBride and Elsa Nervik will continue to serve on the Board after one year term
- Nominations for additional candidates
  - ..
- Short "stump speech"
- Election Process
- Announce new Board members



# PID meeting