

Meeting Notes  
Westridge Estates Board Meeting  
Tuesday September 3, 2024

Location: 4711 Valley Ridge Ct

Meeting Start: 7:00 PM

Notes from last meeting approved. Meeting started at 7:17PM

Attendance:

	Attendance	'1/ 20	'3/5	'5/7	'7/9	'8/3		
Michael McBride	michael@mjmcbride.net	x	x	x	x	x	970-631-1353	4711 Valley Ridge Ct
Elsa Nervik	e.nervik@gmail.com		x	x	x	x	303-502-3272	5100 Westridge Dr
Kevin DeGarmo	kcubbear@rconnect.com	x	x	x		x	651-238-0391	4606 Valley Ridge Ct
Kelley Branson	kelley.branson@colostate.edu	x	x		x	x	970-223-4974	2715 High Plains Ct
Judy McKernan	juto2005@msn.com	x	x		x	x	970-988-0544	2709 High Plains Ct

Additional Attendees:

Upcoming Meeting Schedule: November 5 includes PID Committee Members – **Preparation needed, discuss board vacancies, budget overview**, and Annual Neighborhood Meeting Nov 19<sup>th</sup> @ the Senior Center, Start Slide Deck – focus on finances. Agendas will be sent out the weekend before meetings.

1. Finance Update

(a) Budget Status: 39,969.29

(b) Current Balance: 8,637.95

(c) CD Status: 20k @ 20,978.21, matures 11/27/24, 10k@10,353.13, matures 10/1/24, 2.29%

(d) Income: Dues 8400

(e) Expenses: Fence repairs, New solar on sign, neighborhood events

2. Neighborhood Night Out Social

(a) Feedback

i. Keeper Event – Word will spread

ii. Estimate 63 people

iii. From Discussion with Ronnie and Alli Bushes

A. People went home and got their bikes, kids were visible whole time

B. People spontaneously started playing in the yard.

C. The ice cream was a big hit

D. Having the police or another speaker arrive at 7 would have disrupted the meet and greet atmosphere of the gathering. Consider having police/other at 5:30 at the start or not at all. Could just have a poster board with community information.

E. Fire prevention strategies, neighborhood watch program, possible Police?

- Neighborhood watch information
- (b) Things to improve for next year
  1. More homemade icecream (Vegen, sugar free), no ice cream with nuts
  11. Possibly have kids help with organizing the event
- (c) Bushes would love pictures if they are available
- 3. Calendaring - Upcoming Neighborhood Events
  - (a) Halloween – Oct 31
    - A. Michael and Elsa will be gone for Halloween, Judy and Kelley to run event
    - B. A count of attendees would be good to have
    - C. Judy/Kelley have it for running the event, power cords, parking people main items
    - D. Griffin driveway available, son will be there, contact information provided
    - Eric Griffin [griffin1913@yahoo.com](mailto:griffin1913@yahoo.com)
  - (b) Planning and preparations
- 4. Board Membership Discussion
  - (a) At this time no one has an expiring term, and everyone is willing to continue to serve
  - (b) Judy will pick up Treasurer responsibilities
  - (c) No turn over anticipated
- 5.

**Current Action Items:**

Investigate Utilization of Westridge Open Spaces – Goal this year, establish ownership	Michael	10 foot easement - HOA owns property which currently is fenced by an adjacent property owner 3 years ago At end of 7 years can request to vacate easement HOA Board responsible for protecting community assets Survey to confirm Establish ownership <b>Communications initial step in process to correct this issue – in process, talk to both sides</b> Next Step – Demand Letter if needed	In process Annual Meeting Topic
Address Entrance Signage	Kevin	Continue to evaluate level of lighting going into the fall Assess if additional lighting is needed Issues with shallow electric lines should be corrected now Saving us \$500/year – great project to have completed	Monitor Annual Meeting Topic
Getting away from westridge.net	Elsa	Paid until <b>October 1, 2025</b> – gain access at that time Notice received from Squarespace by P Ulrich. Working to gain access and develop management/successor strategies	P Ulrich Elsa
Sign for bikes before STOP sign on Westridge	Kevin	Have 4 designs, additional entries requested with newsletter Gift certificate for winning design - \$50 approved Have a non-binding vote for winner at annual meeting	Annual Meeting
Covenant Violations		Milan - On Garage side, landscaping should have been immediately completed. Driveway needs hardscape. Mimi - has had her boat in the driveway frequently this summer	Michael
ACC	Elsa	Develop communication Strategy	

communications			
Digitalize ACC records	Scott, Elsa	Future – add to budget for next year Need quote for services to complete this work	Obtain quotes
Open Space Access – option evaluation	Future	Explore areas to access open space Community organization would need to drive project Develop trails	Annual Meeting
Open Space Weed Spraying	Kevin	Discuss with Jack & Doug Q2yr open space spraying by the county. This was fairly expensive – evaluate and let board know recommendations -Request document of good and bad weeds for us to look out for	Evaluate what's needed for next year

Meeting Adjourned:

**Future/New Agenda Items:**

Speeding in Neighborhood		Real Problem, work trucks big offenders. Add to neighborhood night out – ask for best ways to slow traffic, speed bumps, traffic furniture	Monitor Annual Meeting
Hidden Springs Update	Michael	Catch up postponed	
Chipper Services	Elsa	Look for potential providers of service, add to annual budget 2 dumpsters was enough this year, consider alternate years chipper	Not needed at this time
Dog Poop		Poop on streets, non residents walking dogs in area	Monitor