

Meeting Notes
Westridge Estates Board Meeting
Tuesday November 6, 2024

Location: 2715 High Plains Ct

Meeting Start: 7:00 PM

Notes from last meeting approved by:

Meeting started at: 7 PM

Attendance:

	Attendance	'1/20	'3/5	'5/7	'7/9	'8/3	'11/06		
Michael McBride	michael@mjmcbride.net	x	x	x	x	x	x	970-631-1353	4711 Valley Ridge Ct
Elsa Nervik	e.nervik@gmail.com		x	x	x	x	x	303-502-3272	5100 Westridge Dr
Kevin DeGarmo	kcubbear@rconnect.com	x	x	x		x	x	651-238-0391	4606 Valley Ridge Ct
Kelley Branson	kelly.branson@colorado.state.edu	x	x		x	x	x	970-223-4974	2715 High Plains Ct
Judy McKernan	juto2005@msn.com	x	x		x	x	x	970-988-0544	2709 High Plains Ct

Additional Attendees: Ben Kimball, Tom McKernan, Pierce Hasler

Upcoming Meeting Schedule: Annual Neighborhood Meeting Nov 19th @ the Senior Center.

Annual Presentation

Last year's presentation flowed well, keep the same order, Board, PID, ACC (check with Peter)

Agenda

- Call to Order
- Thank You to Neighborhood Contributors
- Introduction of New Neighbors
- Financial Review – Current Dues/Fees, Budget, Income, and Expenses
- Board Updates
- Neighborhood Events
- PID Update
- ACC Update
- Open Mic – anticipate loose dogs, covenant compliance, Mimi's boat

Bike Sign - Have a non-binding vote for winner at annual meeting

Call to Order

Thank You to Neighborhood Contributors

Board

President: Michael McBride

Secretary: Elsa Nervik (Kelley backup)

Treasurer: Changing from Kevin DeGarmo to Judy McKernan

Social Event Coordination: Kelley Branson

Review of Positions for 2025 - At this time no one has an expiring term, and everyone is willing to continue to serve, Judy will pick up Treasurer responsibilities, No turn over anticipated

Weed Control

Jack Morgan, Doug Meadows, Gary Callahan

Newsletter

Dean Schilling

PID

Scott Griffin, Ben Kimball, Pierce Hasler (all members to continue into 2025, no turnover anticipated)

Architectural Committee

Susan Shattuck, Scott Griffin, Peter Ulrich, no turnover anticipated for 2025

Special Thanks

Ronny and Alli Bush – Neighborhood Night Out

Scott and Bev Griffin – Trunk or Treat

Elsa and Denise Nervik - 4th of July

Introduction of New Neighbors

Bart and Caroline Prose – Moved here from Sacramento

Financial Review – Current Dues/Fees, Budget, Income, and Expenses

Treasurer Board role shifting to Judy McKernan

Current dues - \$150 annually

Current fees when a new home is purchased - \$365, one time expense from buyer to HOA.

Discussion

Last year allowed 2k for weed control, spent around \$200. Kevin to talk to Jack for \$\$ this year. Priority is the ditches which are being well managed by Jack and Doug. Unclear plan for county management of open spaces. Per Tom, County previously quoted first 2 years for open space 4k each, then would decrease to 1k unless years were skipped allowing regrowth.

In 2023, unable to find a contractor for fence repairs, In 2024 all fences repaired, big \$\$

Financial Audit (performed by Tom McKernan)

Kevin handed off a comprehensive paper trail of expenses for the last 3 years. Kevin's computer not up to the task of managing entering transactions into Buildium. Currently Buildium's balance sheets are out of whack. Tom has experience with Buildium having managed it in the past for the neighborhood, and it comfortable with accounting principles. Buildium is not very user friendly. Buildium provides us with our public domain accounting and record keeping. To make corrections admin access is required. Kelley to provide Judy with admin access so Tom will be able to make the needed updates. Hope to have this work completed before the end of the year. Currently the financial database is clean as of 12/2020 and earlier. Elsa to meet with Tom later and develop an accounting manual for our treasurer's.

Audit Items

- Once corrections are in place for appropriate years, will be able to remove one time correction done last year to balance Buildium.
- Home purchase HOA fees have been inconsistent. (This was recently reviewed and determined to be \$365 by the board.) On one form Joe Lagrotta's email was listed (pre-2023), make sure this is not in our standard documentation.
- Buildium is complex for bookkeeping, consider hiring someone to maintain it quarterly.
- There is nothing in the budget about a contingency reserve – recommend 10% of total budget to be added as a contingency fund annually.
- Insurance policy appears to be unchanged for many years.
 - Revisit overall policy with the agent.
 - Make sure fences are covered in case of fire.
 - Evan's address is called out in the policy as the covered address, this appears to be a deficiency in the policy description of properties insured.
- Fence repair costs appear to be increasing over the years.
- 2024 – overspend related to solar lights, fences, and party related expenses. Hit budget marks on 4th, Neighborhood Service day. Under on weed management. Recommend staying under budget for 2025, and re-evaluate annual HOA fee in relation to current expenses and neighbor's wishes.

Plan – Option Evaluation for Annual Meeting - Preparations

Prepare 2 budgets, one with the 4th Funded, and one without it. (see below)

Options – non-binding resolution to homeowners

- Continue at \$150/annually and tighten belt, have less glamorous parties
- Raise annual dues to \$200
- Add contingency funds to budgets going forward at the 10% rate

2025 Budget	Income	Expenses	Expenses
Income	10,500		
			No 4 th
Expenses			
Fences		0	0
Sign Repair		500	500
Weed Mgmt		2,000	2,000
Insurance		2,000	2,000
Buildium		1,200	1,200
Power		0	0
Cleanup/Trail		1,000	1,000
Tax Prep		450	450
Parties			
4 th		2,500	
Nightout		600	600
Halloween		200	200
Legal		300	300
Misc		1,000	1,000
Contingency (new)		1,200	1,200
Totals	\$10,500	\$12,950	\$10,450

Board Updates

Completed Activities

Updated record keeping – Elsa will have 2 slides for this itme

Continuing to move to electronic storage

Website naming conventions standardized

Next up – moving ACC docs electronic, update website ownership

Neighborhood Events - Neighborhood Service day, 4th of July, Halloween, Annual Meeting

Neighborhood sign lighting – power discontinued, switched to solar

Fence Repair - Swanson's Fencing, repaired all fences

Weed Management

Open space evaluation, planning

- 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
 - Communications initial step in process to correct this issue
- Explore areas to access open space
 - Community organization would need to drive project
 - Develop trails

Covenant review, management

Loose Dogs – Subject to County Management

Speeding in Neighborhood

Neighborhood Events

Neighborhood Service Day

4th of July

Neighborhood Night Out

Halloween

Annual Meeting

PID Update

Discussion

Slide deck for 2025 will be similar to last year with minor changes to numbers

Pierce or Scott to present

PID slides do not have to be posted to the public facing website

- Damage on drive in front of the two home under construction – determination made better to patch than repair at this point, address in future road work opportunities as appropriate.
- Snow Removal – Plow when 4 inches of snow ANYWHERE – inconsistent place to place
- Budget – currently 5k ahead of projection, budgeted 5k, spent 2k this year
- Next major expenses anticipated for 2045 – currently following plan as recommended by the county
- Mill Levy to be kept stable based on current projections
- New property value projections data will be available this year (data is public)

ACC Update

ACC Summary of Discussions held this year

- **Overall, the ACCs support, decisions, and input is very valuable to the neighborhood, very much appreciated**
 - a)* The current ACC board members are excellent, have the history, knowledge, and good working relationships to work through even contentious projects.
 - b)* Per the Covenants, the ACC is appointed by the HOA Board. There is no specific time for the appointment. It's hoped the current board members will continue to serve on the board, of course if they want to be replaced they should let the board know.
 - c)* Consensus - The ACC does not want to provide covenant enforcement responsibilities. The Board will provide enforcement and support the ACC decisions as needed.
 - d)* Historically there was a group that wanted to change the covenants. There was a proxy fight and the ACC was replaced. Then the new appointees realized how difficult it would be to change the covenants and kinda quit.
 - e)* Homes are now needing updating and remodeling, many items continue to need review
 - f)* The ACC has tried to ensure it maintains an historical view of the original intents laid out in the Covenants and a practical view that includes changes in materials (tile, cedar shake roofs), statutes (antennas) and aesthetic style trends (barrel roof elements). It is not uncommon for there to be lengthy discussions when the ACC receives requests to deviate from established practices. ACC interpretations are always evolving.
 - g)* Per the covenants – once an ACC decision is made it is binding. This has held up in previous litigation.
 - h)* Could use more synchronization on ACC/Board communications – Need a bit more

process

The goal of the ACC is to maintain harmony and value of the homes in our community.

PID

Committee Member terms are 4 years. Members set for 2025 with current membership

Notes from previous meeting - Road damage related to remodel work

Evaluation – repair would be worse than just leaving it as it is. Repairs create uneven surfaces and cause a lot of long term issues

New Action Items

Check Buildium seller docs for Joe's name	Elsa	“status letter”
Kevin to talk to Jack for \$\$ this year	Kevin	For annual budget purposes
Provide Judy McKernan with admin access in Buildium	Kelley	For accounting work by Tom
Insurance policy appears to be unchanged for many years		Revisit overall policy with the agent. Make sure fences are covered in case of fire. Evan's address is called out in the policy as the covered address, this appears to be a deficiency in the policy description of properties insured
Make sure stairs gravel is sorted during Neighborhood Service Day	All	

Previous Meetings 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 Communications initial step in process to correct this issue – in process, talk to both sides 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 October 1, 2025 – 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 communications	Elsa	Develop communication Strategy	
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

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
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Hidden Springs Update	Michael	Catch up postponed	
Dog Poop		Poop on streets, non residents walking dogs in area	Monitor

Meeting Adjourned: 8:44 PM