



Westridge Estates HOA Meeting

2024 Homeowner Association Meeting

November 19, 2024

2024 HOA Annual Meeting

November 19, 2024



Agenda



- Call to Order
- Thank You to Neighborhood Contributors
- Introduction of New Neighbors
- Financial Review
 - 2024 Financial Review
 - Current Dues/Fees discussion
 - 2025 Budget
- Board Updates
- Neighborhood Events
- Member Input Opportunity
- Close for the HOA Meeting

- PID Update

Call To Order



Call To Order / Neighbor Contributors



- Call to order and verification of Quorum
- Approval of 2023 Annual Meeting Notes
 - Need this Moved and Seconded
- Thank You to Neighborhood Contributors
 - Board: Kevin DeGarmo, Elsa Nervik, Kelley Branson, Judy McKernan, and Michael McBride
 - Newsletter: Dean Schilling
 - Public Improvement District, PID Committee: Ben Kimball, Scott Griffin, and Pierce Hasler
 - Architectural Control Committee, ACC – Peter Ulrich, Scott Griffin, and Susan Shattuck
 - Weed Control – Jack Morgan, Doug Meadows, and Gary Callahan
 - Volunteers for Neighborhood Service Day – HOA Board and many more!

New Neighbors



- Introduction to New Neighbors
 - Bart and Caroline Prose - 4837 Westridge Drive

Accounting and Budget



2024 Budget Update



	2024 est
Income	
Application Fee Income	\$350.00
Association Fee Income	\$8,550.00
Interest Income	\$1,138.06
Late Fee Income	
Other Income	
Total Income	\$10,038.06
Expense	
Cleaning and Maintenance	\$977.60
Insurance	\$1,839.00
Landscaping/weeds	\$1,408.09
Legal and Professional	\$300.00
Licenses and Permits	\$10.00
Management Fees (Buildium)	\$1,124.00
Other Expenses	\$162.82
Postage	
Repairs	\$6,175.00
Social Events	\$2,572.95
Supplies	\$20.46
Taxes	\$53.00
Utilities	\$158.24
Total Expense	\$14801.16
Net Operating Income	(\$4,763.10)

2024 Comments

This is a new POSITIVE budget contributor in 2024 -> Thank you Kevin!

Includes solar lights at entrance - Budget line item was \$500

Fence Repair in 3 phases - Budget line item was \$1,500

2020 thru 2025 Budget Update



5 year income 2020-2024	2020	2021	2022	2023	2024 est
Income					
Application Fee Income	\$1,260.00		\$675.00	\$730.00	\$350.00
Association Fee Income	\$8,550.00	\$8550.00	\$8550.00	\$8,400.00	\$8,550.00
Interest Income	\$47.00		\$18.83	\$271.67	\$1,138.06
Late Fee Income	\$37.25		\$15.00		
Other Income					
Total Income	\$9894.25	\$8550.00	\$9258.83	\$9,401.67	\$10,038.06
Expense					
Cleaning and Maintenance				\$877.19	\$977.60
Insurance	\$1,782.00	\$1793.00	\$1794.00	\$1,812.00	\$1,839.00
Landscaping/weeds	\$6,397.35	\$4955.88	\$2572.32	\$21.47	\$1,408.09
Legal and Professional	\$2,025.00	\$200.00	\$300.00	\$300.00	\$300.00
Licenses and Permits	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
Management Fees (Buildium)	\$931.39	\$1016.00	\$1026.00	\$1,070.00	\$1,124.00
Other Expenses		\$80.00		\$159.70	\$162.82
Postage	\$46.00			\$2.76	
Repairs		\$650.00			\$6,175.00
Social Events	\$34.39			\$2,504.38	\$2,572.95
Supplies		\$63.57		\$228.76	\$20.46
Taxes			\$219.27		\$53.00
Utilities	\$359.86	\$358.43	\$365.39	\$359.05	\$158.24
Total Expense	\$11585.99	\$9126.88	\$6286.98	\$7345.31	\$14801.16
Net Operating Income	(\$1,691.74)	(\$576.88)	\$2,971.85	\$2,056.36	(\$4,763.10)
			(\$2,003.51)		

2024 Comments

Note: Missing 2023 HOA dues for a unit - investigating

Note: Does not include \$600 prepayment from U7 - In accts receivable

This is a new POSITIVE budget contributor in 2024 -> Thank you Kevin!

Includes solar lights at entrance - Budget line item was \$500

Fence Repair in 3 phases - Budget line item was \$1,500

2025 Balance Sheet



Balance Sheet As of 11/17/2024, Cash Basis	
Westridge Estates, HOA PUD	
<u>Assets</u>	
Current Asset	
First National Bank CD 10K *8762	\$10,431.52
First National Bank CD 20K *4649	\$20,978.21
First National Bank Checking	\$8,617.49
Total Current Asset	\$40,027.22
Total Assets	\$40,027.22
<u>Liabilities</u>	
Current Liability	
Prepayments	\$600.00
Total Current Liability	\$600.00
Total Liabilities	\$600.00
<u>Equity</u>	
Opening Balance Equity	\$23,212.72
Retained Earnings	\$20,977.60
Net Income	(\$4,763.10)
Total Equity	\$39,427.22
Total Liabilities & Equity	\$40,027.22



Current Fees / Dues

- Current Fees/Dues Discussion:
 - Annual HOA Dues \$150 or \$200
 - [Want to have a live discussion about our fees and two budget options](#)
 - 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

2025 Budget Options

	2025 Budget for Approval	
	w/o 4th party	w/ 4th party
Income		
HOA Fees stay @ \$150	\$8,400	
HOA fee increase from \$150 to \$200		\$11,200
Application Fees	\$350	\$350
Interest	\$1,000	\$1,000
Total Income	\$9,750	\$12,550
Expenses		
Repair and Maintenance		
Fences	\$0	\$0
Sign Repair	\$500	\$500
Weed Management	\$2,000	\$2,000
Cleanup/Trail	\$900	\$900
Insurance	\$1,940	\$1,940
Electricity	\$0	\$0
Special Charge: Entry sign solar		
Property Management		
Buildium	\$1,200	\$1,200
Tax Prep		
Tax Services	\$350	\$350
Taxes and State Fees	\$150	\$150
Legal	\$300	\$300
Neighborhood Activities		
4th of July	\$0	\$2,500
Night-out	\$600	\$600
Halloween	\$100	\$100
Misc	\$500	\$500
Contingency	\$1,200	\$1,200
Total Expenses	\$9,740	\$12,240
Net Income (loss)	\$10	\$310

Comments

2024: Owner paid addl \$600 in advance, addressed in Balance sheet as Liability

Interest rates have dropped

No Fence work planned for 2025
Damaged Street sign(s)
Jack, Doug, and Gary continue to volunteer
Plan to make dumpster available again

2023 spend \$2500, 2024 spend \$2100

New Budget Line item to cover unexpected costs



Board Updates



Board Updates



- Fences
- Weed Control
- Mailbox Mats
- Neighborhood Service Day
- End of Westridge Drive
- Covenant Enforcement
- Hidden Springs Neighborhood

- **Neighborhood Events**

Fences



2024 Actions

- Fence Repairs were done throughout the neighborhood road frontage in three separate phases
- HOA Board decided to consolidate the needed work in 2024 with good pricing/timing flexibility and concern of costs going up stringing this work out over multiple years

2025 Plans

- No planned Fence work in 2025
- May recruit volunteers if there is spot repair work needed

Weed Control



2024 Actions

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

2025 Plans

- Use our Neighborhood licensed volunteers to spray along the roadways and ditches
 - Homeowners can “opt-out” of spraying in front of their property/ditch
 - Move to a residual herbicide in 2024 and see good results
- Jack and Doug are closely monitoring a new invasive weed - Yellow Bluestem
 - Introduced with the dirt from the roadwork a few years ago – showing up near the neighborhood entrance
 - Need to monitor how much rain and what this new weed does over the Spring / Summer

Mailbox Ice Mitigation



2023 / 2024 Actions

- 2023 Annual meeting 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
 - Mats cannot be on the road when the plows come
- 2024 Board fine-tuned the rubber mat process over the winter – believe this approach is working very well
 - Feedback has been positive on the Rubber Mats

2025 Plans

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

Neighborhood Service Day



2024 Actions

- Had a well attended neighborhood work-day
 - Cleaned up trash, Weed whacked along the road and trail, cut the grass around the entry sign
- Board leased two dumpsters and make it available for neighbors to use for their own personal “Spring Cleaning”
 - Feedback was positive and helped Neighbors clean up their houses and lots

2025 Plans

- Plan to have another Neighborhood Work-day in May or June
- Plan to bring back the dumpster

Neighborhood Work-Day



End of Westridge Drive



2023 / 2024 Actions

- Put up signs alerting cars that plates are being reported to police
- Issues with illicit activities appear to be resolving
- Options for camera reviewed – no actions taken at this time

2025 Plans

- Continue to monitor

HOA Covenant Management



2024 HOA Board Values on Covenant Management

- Work collaboratively as neighbors – Talk face to face and work for the best outcomes
- Reviewed feedback from email survey on how HOA members want covenant management to work
 - Received a range of feedback – the most consistent message was to stick with our current approach
- Reviewed and affirmed Roles and Responsibilities of the Architectural Control Committee

2025 Plans

- Communicate with HOA members
 - Need to work with the ACC on home improvements ahead of the work and reminders
 - Remind neighbors of the Rules for Trailer / RV parking over the summer months
- Resolve two open issues

Hidden Springs Neighborhood Collaboration



2024 Actions

- 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

2025 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



Fourth of July Street Party



- Second Annual 4th of July Parade 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 participation and feedback
- Thank you, Kevin, Kelley, Elsa and Judy for really driving this event!



4th of July Celebration



Neighborhood Night Out



- Restarted the Neighborhood Night Out Event
 - Thank you, Ronnie and Ally Bush for hosting the event and opening up your backyard, trails, pickleball court and house!
- Great participation and feedback – Plan to do this event again in 2025
- Thank you, Elsa for the great Ice Fountain



Halloween “Trunk or Treat”



- Second annual Halloween Trick or Trunk event
 - Thank you, Scott and Bev Griffin, for opening your drive and front yard for this neighborhood event
- We had a good turn-out and weather and definitely plan to do this event again in 2025



“Trunk or Treat”



Halloween “Trunk or Treat”



Member Input Opportunity



- The current HOA Board is not term-limited and is willing to continue serving in 2025
 - Kevin DeGarmo, Kelley Branson, and Judy McKernan were reelected at last year's Annual Meeting
 - Elsa Nervik, and Michael McBride will continue to be on the Board after two years of serving
- **Do any HOA members wish to address our Annual Meeting?**



PID meeting