

Westridge Estates HOA Board Meeting

Monday March 3, 2025, 7pm

Attendees

President Michael McBride
Treasurer Elsa Nervik

Secretary Kelley Branson
At-Large Kevin DeGarmo

Meeting began at 7:07pm at McBride's home, 4606 Valley Ridge Court.

Approval of Minutes

Minutes from January 7, 2025 were unanimously approved.

Upcoming Meetings & Events

Upcoming meetings noted at bottom.

- May 17 Service Day. Kevin to line up dumpster. Michael will bring the canopy. Kelley has advertisement for all upcoming events in the newsletter about to come out. Further details to be worked out closer to event.
- July 4 Independence Day celebration. Robin suggested a blues band for a change this year. Kevin noted the girls we've had are semi-reserved but we could change this. Elsa will find out how much the band would cost.
- Neighborhood Night Out (August 5) and Trunk-or-Treat (October 31) details unplanned.

New Board Member & New Board Roles

With Judy resigning in January, the following roles are being changed:

- Elsa will move into the Treasurer role
- Kelley will move back to the Secretary role
- Michael remains President
- Kevin moves back to Member-at-Large
- This leaves the second Member-at-Large vacant.

Michael noted that Bonnie Willig is interested in the vacant position and the two of them need to get together to chat. Michael suggested talking to neighbors to see if anyone else is interested. The above changes were unanimously approved by the Board. Kelley will make the new role changes in Buildium. Elsa to give Kelley an external hard drive of Secretary materials Elsa put together.

Insurance Overview

See insurance-related section of our bylaws that Elsa digitized from our 1989 photocopy of the original.

Benjamin Morgan, our Farmers agent, could not make it tonight but would like a list of questions submitted to him so his visit with us can be productive. We have a \$1M policy stated in the bylaws. Elsa recommended getting formal appraisals of the insured structures/replacement costs as well as acquiring three quotes from different competitive insurance companies. Things to do:

- review current common space policy
- prep summary of bylaws regarding insurance requirements
- come up with list of questions (Kevin was writing some down)
- revisit overall policy with Benjamin
- make sure fences are covered for fires

- Evans' address is called out in the policy as the "covered address" and this appears to be a deficiency in the policy description of properties insured
- review bylaw guidelines
- do we need workers compensation insurance?

Elsa suggested looking at competitive quotes/bids as well as getting a new appraisal performed of the Westridge Estates common areas as it is written in the bylaws that we do this every three years to note materials (ie. fencing, front sign, trail down to the Cathy Fromme Prairie).

Finance Update

Kevin has done a lot of the ground work to move Elsa into the Treasurer position but has yet to replace Judy as a signer at the bank. All three will need to meet at FNBO to complete this transition. Kevin has the online banking portal info ready for Elsa to activate and use.

- Kevin is doing the taxes
- Account status
 - CD #1 balance \$21,236.90 (maturity 5/28/25 currently at 1.95%)
 - CD #2 balance \$10,508.23 (maturity 4/11/25 currently at 1.95%)
 - Checking balance \$17,966.37
- Dues are complete for 2025. A note that Camus' are paid up for another 2-3 years. (They paid for five years at \$150 per year but this is less now that dues went up to \$200 per year.)
- Expenses
 - \$179: reservation of Senior Center room for Annual Meeting
 - \$280.23: Doug Meadows for herbicide

Home Sales Documents

- There are two documents related to home sales that need to be reviewed and potentially updated. Elsa will give it a go.

Weed Control & Common Areas

- Weed control: Kevin spoke with Jack to budget this activity. ~\$200 was spent last year and Kevin budgeted \$500 for 2025.
- Gravel for path stairs: Determined we have enough gravel already.

Easement to West Open Space

10 foot easement from Westridge Drive to the west Open Space: Michael will communicate this easement with the adjacent homeowners. He would like to put in survey stakes up the access "path" to the ridge and back down the west side.

Westridge URL / Domain

The westridgeestates.net (westridgeestateshoa.managebuilding.com/resident/portal) domain is paid through October 2025. Joe owned the domain and Elsa has worked to have access. There may be fees associated with the transfer of the domain. She noted that we need the domain for consistency for neighbors and others accessing our website or using our role email addresses — it is a public-facing site. More to come.

Watch-Out-For-Bikes Sign

The Hassler girls and Cora Bauer were the winners but we need them to grow the sign to proper dimensions and add color recommendations. Kevin's sign friend will be retiring in the fall so need to push this. Elsa will communicate this to the girls.

Architectural Control Committee (ACC)

- The ACC will visit our May 6 Board meeting to discuss communications strategy
- Digitizing ACC Records: This refers to architectural drawings of all the homes in Westridge Estates. Larimer County destroyed all older home drawings (~5 years or older?) but Scott G has them all along with other ACC documents. Elsa suggested preserving these for current and future owners. There were concerns of privacy of plans, cost of digitizing, etc. Suggestion was made to alert current owners of these plans to pick up from Scott if they would like as Scott would like to get rid of all these.

Covenant Issues

- Milan garage area landscaping and driveway paving: Michael will continue to work with Scott Milan.
- Mimi Kaimakidis' boat in the driveway beyond the limit of allowable days: Michael will visit with Mimi.
- A dispute of someone constructing a trail on their neighbor's property has prompted suggested retaliation. This was taken to the ACC who felt they had no control over the situation so has come to the Board. This neighbor would like a peaceful resolution and would prefer it not be made public. After some discussion, it was decided that Kevin and Michael will speak with both parties to try to resolve the issue.

Fire Survey of Westridge

A group of CU Denver students are looking at high fire risk areas. Elsa saw their survey and filled it out noting that we would be interested in working with them to increase our fire safety. Waiting for a response. See attachment.

Meeting ended at 8:25pm

Westridge Estates HOA Board

President: Michael McBride

Secretary: Kelley Branson

Treasurer: Elsa Nervik

At-large Members: Kevin DeGarmo, one unfilled

Architectural Board

Scott Griffin, Susan Shattuck, Peter Ulrich

Special Volunteers

Newsletter: Dean Schilling

Weed Management: Gary Callahan, Doug Meadows, Jack Morgan

Waste Management Liaison: Linda Kennedy

PID Members

Scott Griffin, Pierce Hasler, Ben Kimbell

Upcoming Meetings

May 6

July 1

Sept 9

Nov 4

7pm unless otherwise noted. Location varies.

Annual Meeting Nov 11, 7pm Senior Center, Twinberry Auditorium.

Upcoming HOA-sponsored Events

May 17 (alt 24th): Westridge Estates Service Day

July 4: Independence Day Parade & Social

August 5: Neighborhood Night Out

October 31: Halloween Trunk or Treat