

Meeting Notes
Westridge Estates Board Meeting
Tuesday January 13th, 2026

Location: 4837 Westridge Dr
Meeting Start: 7:05 PM

Notes from last meeting approved by:
These notes approved by Kelley and Bart

Attendance:

	Attendance	'1/6					
Michael McBride	michael@mjmcbride.net President	x				970-631-1353	4711 Valley Ridge Ct
Elsa Nervik	e.nervik@gmail.com Secretary / Treasurer	x				303-502-3272	5100 Westridge Dr
Kevin DeGarmo	kcubbear@rconnect.com Member @ large	x				651-238-0391	4606 Valley Ridge Ct
Kelley Branson	kelley.branson@colostate.edu Member @ large	x				970-223-4974	2715 High Plains Ct
Bart Prose	blprose@outlook.com Treasurer in coming	x				916-239-5779	4837 Westridge Dr

Additional Attendees: none

Next Meeting: March 3rd, 7 PM @ 2715 High Plains Ct – Invite ACC for ADU update discussion

Upcoming Meeting Schedule: Board meetings are generally speaking the first Tuesday of each month @ 7 PM. Anyone in the community may attend. For 2026, May 4, June 30 (prep for 4th) Sept 1, Nov 2, Dec 1, Annual Meeting Nov 10th.

Other Upcoming Scheduled Events for 2026: Westridge Service Day May 16 (May 23 make-up), Independence Day Shindig July 4th, Neighborhood night out August 4th, Halloween Trunk or Treat October 31, Annual Meeting November 10th.

HOA Support Neighbors 2026

Architectural Board –

Peter Ulrich peterkulrich@me.com (970) 377-2449
Scott Griffin gscott@frii.com (970) 290-4800
Susan Shattuck susanruthshattuck@gmail.com (970) 223-1607

PID Committee

Scott Griffin gscott@frii.com (970) 290-4800
Ben Kimbell ben@kimbellhouse.net
Pierce Hasler pierce.hasler@gmail.com

Newsletter – Dean Schilling dsnjsch@gmail.com

Weed Management - Jack Morgan, Doug Meadows and Gary Callahan

Waste Management Liaison – Linda Kennedy lkbighorn@comcast.net

Website Developer – Peter Ulrich peterkulrich@me.com (970) 377-2449

A. Finance Update

1. Closed out 2025, prepared tax information, transitioning treasurer role to Bart
2. CD 20k Renewed Jan 3 at 3.85%
3. Buildium billing us \$1200 full amount, complaint logged and escalated
4. Dues letter sent – So far 30% have paid, 8 using ePay option
5. 2025 Final Balance Sheet – the Camus Credit should be a liability

	Year Start		Maturation Dates	Interest Rate
	01/01/26	01/12/26		
Checking	\$7,704.07	\$11,329.06		
10k CD x8762	\$10,711.15	\$10,810.97	02/11/2026 (7 Months)	3.75
20k CD x4647	\$21,782.89	\$21,872.22	08/05/2026 (7 Months)	3.85
Total	\$40,198.11	\$44,012.25		

6. Budget 2025 FINAL – and Proposed 2026 Budget

Westridge Estates – 2025 Budget Summary

Income	Budget	Actual	Proposed 2026	Board meeting 2026
Application Fees		350	350	350
HOA Annual Dues	11200	11200	11200	11,200
Interest	1000	928.9	1000	1,000
Refund		50	0	0
Total Income	\$12,550	\$12,544	12550	12,550
Net Income to Budget		-\$6		

Expenses

Repair and Maintenance

Fences	0	0	1000	0
Sign Repair	500	0	0	0
Weed Management	2000	280.23	1000	500
Cleanup/Trail	900	1006.06	900	1,000
Insurance	1940	6627.76	6000	6,000
Property Mangement				
Buildium	1200	1193	2000	1,200
Tax Services	350	300	300	300
State Taxes/Fees	150	25	150	50
Legal Support	300	0	300	0
Neighborhood Activities				
4 th of July	2500	2074.08	2500	2,100
Night-out	600	358.38	400	400
Halloween	100	0	100	0
Misc	500	413.41	500	500
Contingency	1200	0	1200	500
Total Expenses	\$12,240	\$12,278	\$16,350	12,550
Net Expenses to Budget		-\$38		

Net Income to Net Expenses to Budget -44.02

Net Operating Income \$266

7. 2026 Budget approved at annual meeting. Fees for 2026 to remain unchanged.

a) Annual Dues: \$200

b) Property Transfer Fee: \$365

Buildium Issues – Overcharging?, Unexpected charges - \$99 was to be waived, no discount currently listed on annual subscription Service

01/12/2026	BUILDIIUM XXXXXXXXXXXX CC-0111-C2B3A		\$205.98
01/09/2026	<u>CUSTOMER DEPOSIT</u>		\$600.00
01/06/2026	<u>CHECK IMAGE CHECK 1192 1192</u>	\$12.96	
01/06/2026	<u>CUSTOMER DEPOSIT</u>		\$200.00
01/06/2026	BUILDIIUM FUNDING ACH-0105-9A810		\$607.05
01/05/2026	<u>CUSTOMER DEPOSIT</u>		\$800.00
01/05/2026	BUILDIIUM 8884141988	\$99.00	
01/05/2026	BUILDIIUM XXXXXXXXXXXX CC-0102-B4A44		\$411.96
01/05/2026	BUILDIIUM XXXXXXXXXXXX CC-0103-A126A		\$411.96

Budget

Westridge Estates – 2025 Budget Summary

Income	Budget	Actual
Application Fees	350	0
HOA Annual Dues	11200	4400
Interest	1000	0
Refund	0	0
Total Income	\$12,550	\$4,400
Net Income to Budget		-\$8,150

Expenses

Repair and Maintenance

Fences	0	0
Sign Repair	0	0
Weed Management	500	0
Cleanup/Trail	1000	0
Insurance	6000	0
Property Mangement		
Buildium	1200	0
Tax Services	300	0
State Taxes/Fees	50	0
Legal Support	0	0
Neighborhood Activities		
4 th of July	2100	0
Night-out	400	0
Halloween	0	0
Misc	500	12.96
Contingency	500	0
Total Expenses	\$12,550	\$13
Net Expenses to Budget		-\$12,537

Net Income to Net Expenses to Budget -20687

Net Operating Income \$4,387

Liabilities – Camus Credit \$800.00

B. Service Day Planning – Scheduled for May 16th

1. Dumpster – Kevin
2. Donuts/Coffee/Sign in sheet – Elsa
3. Add Cathy Fromme trail – Neighborhood clean up to Service Day projects
4. Kelley – Advertise for Service Day – start 2 mo ahead
5. Kelley – Plan for street sign painting, buy paint and supplies, organize
6. Touch up Gravel – Elsa to drop off a broom with Bart
- 🗂️ Kiosk for posting signs at Mailbox
 1. Elsa to provide Redwood post and plexiglass
 2. Kevin to work on the kiosk

New Action Items

Monitor Buildium, escalate to Michael if needed	Elsa	Expect refunds for 6 mo, \$99, and sort out extraneous amounts on deposits
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Determine Meeting Dates for ACC and PID	Elsa/ Michael	Invite ACC to next meeting. Michael to contact Scott directly, no plans submitted yet
Flush out Weed Control Schedule	Kevin	Check with Doug and Jack on this years schedule, and their assessment on 2 yr county spraying
Hidden Valley – using our road for construction traffic	Michael	Check in with their board, 15 acre lot for sale now. West side sign indicating land use discussion in process – investigate further. Also additional construction East end of Trilby – ground work in progress
Insurance pricing	Elsa	Pierce assisting
Website – correct email addresses based on new roles	Peter, Kelley, Elsa	Need to set a meeting to work through issues and document new system – identify GoDaddy account access and <u>succession process</u>
Newsletter – Game plan for ADU and ACC to act upon	ACC next Board meeting	Develop communication plan for neighbors what/how often. Invite ACC to next meeting. How many ADUs do we anticipate? How much of an issue will this be, is a garage required? ADU's will need to adhere to HOA ACC guidelines, \$\$ option compared to addition.
Update Seller/Realtor documentation on website	Elsa	Prepare for next meeting
Wilkinson – Account in Buildium is mixed up	Tom, Bart, Elsa	Schedule time to sit down and sort it out, need Admin Access which Tom has – old issue that Tom thinks he can correct in Buildium
Get in the lottery for NNO fire/police attendance	Elsa	ASAP
Plan for NNO ice cream shop!	Elsa	Feb
Request Update from PUD on drainage project	Elsa	Email sent

Meeting Adjourned: 7:50 – Notes approved by Kelley

Attachments:

Meeting Notes from last meeting

2025-12-12 Gmail - Re_ Subject_ Formal Request for HOA Review & Concerns Regarding Proposed ADU at 2722 Westridge Ct.

Pierce Hasler, Wed, Jan 14, 9:24 AM (23 hours ago), to me, Scott, ben

Hi Elsa,

The drainage project is currently in progress. Phase 1 is complete, which included clearing sediment from the culverts, reforming the ditch flowline using manual and hydro-excavation, and re-establishing the riprap to manage water flow. Also, the road shoulders that had been undercut by currents have been bolstered and are now stable.

Phase 2, which involves the remaining landscaping, is scheduled for this spring when the weather is more favorable.

The total budget for both phases is \$20,000. We have spent approximately half of that on Phase 1, and I expect Phase 2 to cost less than the remaining \$10,000.

Best regards,

Pierce Hasler

P.S. I have not yet gotten into the insurance project you sent me information about, but I will pick that up soon.

Buildium – fees are put in our account and then invoiced and removed at the end of the month.
Still waiting to hear about the fees for setting up the account and the credit on our subscription!