

MEETING MINUTES - DRAFT  
Westridge Estates Annual Meeting  
Tuesday, November 11, 2025 7:00 PM  
Fort Collins Senior Center Auditorium

Michael McBride called the meeting to order at 7:03pm. 24 properties were represented in person including 3 by proxy. Quorum was reached. Present in person or by proxy were:

Arguello	Branson	Ellis/Nguyen	Evans	Gallagher/Shattuck
Gillett	Hasler	Johnson	Kennedy	Kimbell
McBride	McKernan	Murdock/Wahl	Nervik	Novak
Osecky	Prose	Richling	Schilling	Simmons
Sunkel	Ulrich	Swartz/Mahaffey	Wilkinson	

Michael thanked all the veterans in the room for their service. Happy Veteran's Day!

- Approval of 2024 Minutes

The 2024 minutes Kelley Branson sent out via email were unanimously approved without correction.

- Thank You To Neighborhood Volunteers

Michael thanked our neighborhood contributors. See the attached presentation slides with the full list. Thank you to all!

- Introduction of New Residents

A big welcome to Don and Sharon Wilkinson to 4651 Westridge Drive who moved to Westridge in July. Don thanked those present for the warm welcome they've received over the last few months.

- 2025 Budget and Historical Budgets

Michael showed the working budget we are about to finish the year with. During the year, we found we were non-compliant with our current insurance policy. Thank you to the Board and especially Elsa, we discovered we did not have liability and enough coverage where needed. Elsa helped procure a new policy and while this budget stayed in the black, it took a hit with the increased insurance

premium. A Board action item is to find a different insurance provider which is less expensive but provides the same coverage and a more communicative agent.

We saved money in a number of other places including a contingency fund. See the 2025 budget in the attached presentation for all the details.

To end the year, we have \$40,296.25 in our accounts. This includes our two CDs which do quite well with interest, given the financial climate, and supplement our spending on fun activities.

See meeting slides for all details.

- 2026 Budget

Michael provided a comparison slide with the 2025 budget and proposed 2026 budget.

- Other Business

- Bike Safety Sign

A contest was run on Neighborhood Night Out to design a sign to "look out for bikes" coming downhill on County Road 38e. Several neighbors noted seeing it already on the 38e STOP sign. Take a look - it's great! A \$50 prize for the design went to Veronica & Marina Hasler and Cora Bauer.

- Fences

Some minor fence repairs were done by homeowners and the Board. No changes to the HOA budget projected as we take care of spot repairs ourselves.

- Weed Control

THANK YOU to Jack Morgan, Doug Meadows and Gary Callahan who sprayed multiple times along roadways and other common areas saving us a lot of money.

- Mailboxes & Ice

The Board tried several things and considered some more extreme ice mitigation ideas. In the end, Elsa tried rubber mats for ice mitigation and this seemed to work very well. DeGarmo's, Nervik's and Callahan's have all contributed to moving the mats into place and removing them for the snow plow.

- End of Westridge Drive

The maleficence that has gone on in previous years in the cul-de-sac at the end of Westridge Drive has subsided possibly due to security camera signage we've put up. Monitoring it for now.

- Hidden Springs Neighborhood Collaboration

Michael noted, concerning the two landowners in Hidden Springs working to sub-divide their lots, that there is not much we can do, nor that the Hidden Springs neighborhood themselves can do. This issue is detailed in the 2024 Annual Meeting minutes.

- Westridgeestates.net Domain Transfer

Our previous / deceased neighbor Joe LaGrotta had personal ownership of our web domain. Gary Callahan offered his legal services along with a lot of work by Peter Ulrich to gain ownership of our domain finally. This has been a two year project.

- HOA Covenant Management

This Board has been trying to work collaboratively as neighbors with Covenant violations and issues. The Board successfully mitigated a number of these issues and violations over the year and currently we have no violations that we know of. We reaffirmed the roles and responsibilities of the Architectural Control Committee (ACC) in these.

• Accessory Dwelling Units (ADU)

Peter gave an overview of ADUs and a new State law that prevents HOAs from prohibiting the building of these in Colorado in order to increase housing availability. Counties have their own requirements. While HOAs may not prohibit the building of these, HOA Covenants and Larimer County land use code can provide guidelines for us so that we may retain the look and feel of our neighborhood.

Peter went into details that are included in the presentation attached.

Questions came up surrounding the building of an ADU that may decrease the property value of an adjacent home or removing native landscape. Peter laid out some of the hoops and restrictions owners need to jump through in order to construct an ADU on their lot and urged those looking into doing this to make sure they do their homework.

- 2025 Board-Sponsored Events

- Neighborhood Service Day

Had a lighter turnout this last year. Trash was cleaned out in common areas, weeds and grass were cut along the roads and the trail to the Cathy Fromme Prairie and we spruced up our front sign area. We are also responsible for the Cathy Fromme Trail from Luther Lane to the tunnel under Taft Hill Rd so a thank you to neighbors who help with this through the year.

A question came up regarding whether or not we should get a dumpster for Neighborhood Service Day. In the past two years we have gotten two and the feedback has been very good. It is at least needed for the actual cleanup day. Another suggestion of renting a U-Haul trailer at a lesser expense was introduced. This would impose on a neighbor with a truck and hitch to tow it to the event and then to the dump and empty it, and back to U-Haul.

A vote was taken by show of hands if we should continue to fund and support the dumpsters on Neighborhood Service Day. Those present voted to retain the dumpster rental.

- Fourth of July Celebration

Lots of participation and enjoyment. Neighbors love the food truck and were in agreement that not having the live music allowed for ease of conversation.

- Neighborhood Night Out

This again was a great turnout and a fun time. Thanks again to the Bush's for hosting and Elsa for providing the ice cream "bar". The Board will look for a new venue to pass the fun around for next year.

- Halloween Trunk-or-Treat

A lighter attendance was had but those there, including most of the neighborhood kids, stayed until almost 9pm. Costumes, a campfire and warmer weather made it a great event. Thank you again to the Griffin's for offering their large horseshoe driveway.

- Board Membership

Michael introduced the current HOA Board noting there are two vacancies coming up. Michael and Elsa are both at the end of their three-year terms and would like

to continue. Michael asked for a show of hands for those wishing to also run for the Board. There were none.

A motion was made to accept Michael and Elsa to another three year term and was unanimously approved. Current positions are below. The Board will meet within a month and a new slate of positions will be determined and announced.

President: Michael McBride

Secretary: Kelley Branson

Treasurer: Elsa Nervik

At Large Members: Kevin DeGarmo, Bart Prose

- Open Mic

- Elsa noted that the Board could use some help with activities and events. Please watch for communications on how you can help and we thank those who are able.

Meeting was adjourned at 7:58pm.

Respectfully submitted by Kelley Branson, Secretary

The PID Meeting followed.