



Westridge Estate HOA Meeting

2023 Homeowner Association Meeting

2023 HOA Annual Meeting

December 12, 2023





Agenda

- Call to Order
- Thank You to Neighborhood Contributors
- Introduction of New Neighbors
- Financial Review
 - Current Dues/Fees
 - Budget, Income, Expenses
- Board Updates
- Neighborhood Events

- Nomination of new Board Members
 - Three spots are open – current Board members would like to keep serving and will hold elections tonight

- PID Update

Call To Order





Call To Order / Neighbor Contributors

- Call to order and verification of Quorum
- Approval of 2022 Annual Meeting Notes
 - Need this Moved and Seconded
- Thank You to Neighborhood Contributors
 - Board: Kevin DeGarmo, Elsa Nervik, Kelley Branson, Judy McKernan, Michael McBride,
 - Newsletter: Dean Schilling
 - Public Improvement District, PID Committee: Ben Kimball, Scott Griffin
 - Architectural Control Committee, ACC – Peter Ulrich, Scott Griffin, Susan Shattuck
 - Weed Control – Jack Morgan, Doug Meadows, Cliff Henderson
 - Volunteers for Neighborhood Cleanup – Kelley Branson, Kevin DeGarmo, many more!



New Neighbors

- Introduction to New Neighbors
 - Pierce & Kat Hasler – 2721 High Plains Ct
 - Paul Ellis, Trinh Van Nguyen – 4763 Westridge Dr

Accounting and Budget



Treatment	Value at end	R
	339 970	373
	56 969	804
	817	1 296
	58	1 859
		2 499
		3 227
		4 050
		R 28 33





Current Fees / Dues

- Current Fees/Dues Discussion:
 - Annual HOA Dues \$150 – Board considers appropriate for now
 - 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

2023 Budget, Expenses and 2024 Budget



Westridge Estates Budget, Income, and Expenses						
	Proposed 2023 Budget		Income & Expenses as of 12-1		2024 Proposed Budget	
	Income	Expenses	Income	Expenses	Income	Expenses
Income						
Dues	\$9,000		\$8,765	\$25	\$8,550	
CD Interest					\$1,100	
Expenses						
HOA Tax Prep		\$300		\$300		\$350
Buildium Dues		\$1,200		\$1,070		\$1,100
HOA Insurance		\$2,000		\$1,812		\$1,850
PVREA		\$350		\$328		\$360
Weed Control (roadways)		\$4,000	gift cards to volunteers	\$262		\$500
CO State HOA Fee		\$10		\$10		\$10
Fence Repairs		\$1,000		\$0		\$1,500
4 th of July				\$2,150		\$2,200
Neighborhood Cleanup				\$877		\$900
Annual Meeting space				\$120		\$120
Halloween Event						\$100
Misc		\$300		\$217		\$400
Mailbox Issues		\$7,000	Rubber Mats	\$169	De-ice / Shovel(s)	\$100
Total	\$9,000	\$16,160	\$8,765	\$7,340	\$9,650	\$9,490
Compared to Budget			Income - Expenses =	\$1,425	Income - Expenses =	\$160
			Amount of approved 2023 budget not spent =	\$8,820		
Balances		\$42,133.96	12/1/23	\$13,949.30		
Current Investments			CDs at 5.58% APR	\$30,000		
TOTAL		\$42,133.96		\$43,949	Estimated	\$44,109

Request approval for this 2024 Budget plus empower the board to decide about Open Space Weed mitigation

- Maximum cost would be ~\$6,500, but there are options for the board to investigate

Board Updates





Board Updates

- Fences
- Weed Control
- Mailbox Mats
- Neighborhood Cleanup
- End of Westridge Drive
- Covenant Management
- Neighborhood Events
- Hidden Springs Neighborhood

Fences



2023 Actions

- During the June work-day, all the fence pieces we marked for consideration for repair
- No Fence repair actions were taken during 2023

2024 Plans

- Plan to get repair estimates and make some decisions on getting into an annual fence repair plan and spending
- Will build a plan to cover the full neighborhood for fence repair over some number of years
- May pay a professional or rally volunteers – new board will decide if funding is approved in the 2024 Budget

Weed Control



2023 Actions

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

2024 Plans

- Use our Neighborhood licensed volunteers to spray along the roadways and ditches
 - Homeowners can “opt-out” of spraying in front of your property / ditch
 - Likely to move to a residual herbicide once we clarify decision making body (HOA Board or PID)
- Investigate hiring the county for spraying the open space
 - This amount of land is beyond the scope of our volunteers
 - Could cost \$5k to \$6k for two sprayings
 - New board needs to decide on recommendation for this expense



Mailbox Ice Mitigation

2023 Actions

- Annual meeting last year 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
 - Feedback has been positive on the Rubber Mats
 - Still fine tuning the volunteers and process for best / easiest Rubber mat moving around new snow falls
 - Mats cannot be on the road when the plows come

2024 Plans

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

Neighborhood Work-day



2023 Actions

- Had a well attended, though WET neighborhood work-day
 - Cleaned up trash, Weed whacked along the road and trail, marked damaged fences
- Board decided to hire a dumpster and make available for neighbors to us for their own personal “Spring Cleaning”
 - Feedback was positive and helped Neighbors clean up their houses and lots

2024 Plans

- Plan to have another Neighborhood Work-day in May or June
- Plan to bring back the dumpster
- May possibly hire a chipper since much of the “trash” was limbs and brush that could be mulched

Neighborhood Work-Day





End of Westridge Drive

2023 Actions

- Put up signs alerting cars that plates are being reported to police
- Issues with illicit activities appears to be resolving
 - For now, the majority of offenders seems to have moved on
- Options for camera reviewed – no actions taken at this time

2024 Plans

- Continue to monitor
- Determine if a camera is needed and continue to engage with the Sheriff's department



HOA Covenant Management

2023 Actions

- Board and Architecture Control Committee (ACC) worked with a handful of neighbors on covenant violations
- Goal is to have a great, well cared for neighborhood that protects our home values and neighborhood spirit
- RV / trailer parking for too long over the summer was the most common issue

2023 HOA Board Values on Covenant management

- Work collaboratively as neighbors – Talk face to face and work for the best outcomes
- Current board does not support hiring a management company for stricter and more frequent covenant management

2024 Plans

- Communicate with HOA members
 - Need work with the ACC on home improvements ahead of the work and reminders
 - Rules for Trailer / RV parking over the summer months
 - Review feedback from email survey on how HOA members want covenant management to work
- Refine Roles and Responsibilities of the Architectural Control Committee
 - All lots are now built out – ACC responsibilities will be changing

Hidden Springs Neighborhood Collaboration



2023 Actions

- Invested some time to network with the Hidden Springs HOA leader
- 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

2024 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



- HOA Board decided to bring back the neighborhood 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 participate and feedback – plan to do this again next year
- Thank you, Kelly Branson, for really driving this event!



4th of July Celebration





een and provide a safe and
great space to “Trunk or Treat”



“Trick or Trunk”



Election of 2024 HOA Board



- **Three current members are rolling off after three-year terms**
 - Kevin DeGarmo, Kelley Branson, Judy McKernan would like to run for re-election
 - Michael McBride and Elsa Nervik will continue to serve on the Board after one year term
- Nominations for additional candidates
 - ..
- Short "stump speech"
- Election Process
- Announce new Board members



PID meeting