

MEETING MINUTES - DRAFT
Westridge Estates HOA Annual Meeting
& Westridge Estates Public Improvement District Meeting
Tuesday, December 12, 2023

Location: Twinberry Auditorium, The Fort Collins Senior Center, 1200 Raintree Dr., Ft Collins, CO
Meeting Start: 7 PM
Meeting End: 8:30 PM
Notes approved:

Agenda – Slides are primary information, notes supporting, please view both together

Call to Order
Thank You to Neighborhood Contributors
Introduction of New Neighbors
Financial Review – Budget, Income, Expenses
Open Floor for Feedback
Current Dues/Fees
Board Update
 Fence Management
 Weed Control
 Mailbox Mats
 Neighborhood Cleanup
 End of Westridge
 Covenant Management
 Neighborhood Events
 Hidden Springs
PID Update
Architectural Committee Update

Call to Order

Approval of 2022 Meeting Notes – unanimously approved by show of hands without descent

Budget Review with feedback from residents

Review

1. Mailbox mats and neighborhood weed management saved us significant \$\$
2. Events were nice, Comment: “When events cost more than your insurance you are doing something right”
3. Comment: All agreed the rubber mats are working very well
4. Weed Management and Open Space weed management need to be addressed
5. Bank balance showing a steady increase over the years

Budget for 2024 Approved unanimously by show of hands without descent

Open Floor for Feedback

Comment: By State Law, the HOA Board is to act in the best interest of the community. This depends on the qualities of the board members. This board has not been upholding it's responsibilities. Recommends board be dissolved, and a management company be hired to manage all aspects of the HOA. There is disharmony in the neighborhood, and rather than the ACC approving changes, all

changes should be approved electronically by the entire neighborhood voting.

Response: At this time the board is not in favor of hiring a management company. Would rather work cooperatively with neighbors on issues.

Comments: See Covenants Section for more details. General consensus was not to hire a management company.

Fences

1. Fences lining the street are the responsibility of the HOA to repair
2. Fences were marked for repairs during the Neighborhood Cleanup
 - a) Companies were too busy to come out late Spring – ball dropped by not getting this scheduled early in the year
 - b) Bids are being requested now in off season
 - c) We lose fencing every year, this is a maintenance task - We have approximately 5 miles of fencing
3. Lesson learned – hire during winter before the rush, and while contractors are not busy

Weed Control

1. Huge thank you to our Weed Management Volunteers!! Doug Meadows, Cliff Hendrick, and Jack Morgan
2. Recommendations this year from Jack to move from contact to residual herbicides
3. Consideration of spraying in ditches
4. Open Space
 - a) Has not been treated for several years now
 - b) Estimate 6k annually to spray invasive weeds on open spaces
 - Option to pull weeds – some weeds can not be eliminated this way, many can't be pulled
 - Full spraying x several years may reduce the future amount of spraying needed
 - c) Spraying chemicals in our environment is not really good for people or animals.
5. Perform a walk through, obtain bids, decision by board later this year – Approved to let Board manage this by show of hands, no descent

Mailbox

1. Rubber Mats working well
2. Shovel needs to be replaced, budget line item for salt, and shovels
3. Rubber Mats can not be down when the plow goes through or they will be destroyed
4. Neighbors approximate to the mailbox managing this, evolving process

End of Westridge

5. Issues with illicit activities
6. Police involved and assisting
7. The new sign has helped a lot
8. Monitor for now and continue to engage police as needed

Covenants

1. The board would like to work collaboratively with neighbors. The current board is not in favor of a management company. This process requires evaluation and discretionary responses. The state has reduced HOA enforcement tools.
2. This year the board was learning the process of covenants, communications, and metrics. Fell behind early in the year.
 - a) This year was a bad year for covenant violations

- b) Neighbors best be proactive, for example if you have company and need an RV in your driveway for a few weeks, let your neighbors know, let the board know.
- 3. When an issue is identified or reported to the board this is the management process:
 - a) Board President follows up – communications
 - b) If not resolved – Written Notification #1
 - c) If still not resolved – Written Notification #2
 - d) Fines begin to be assessed
- 4. Open conversation of participants
 - a) Multiple management companies have been used in the past
 - b) Experience has been poor
 - c) They charge a lot of money
 - One company failed to file HOA taxes x 3 years causing huge headaches and requiring fines and back payments
 - Another stole money
 - d) A management company would have the same process as we do without the relationship to the homeowner. So homeowners would not necessarily have input received/considered.
 - For example – Covid has backed up suppliers and created delays – should be taken into consideration.
 - People putting in a steady level of effort should be supported
 - General consensus – Approach as outlined seems reasonable
- 5. Recommendations
 - a) Keep a record of metrics – Objectively measure how things go with de-personalized data, report annually

New Issues

Speeding on curved blind sections of our road

1. Speeds have been measured – not followed up on, same people speeding over and over
2. Engage the Larimer County Sheriff's Office (LCSO) for input – better to self police
3. Evaluate with PID committee - putting stripes on the road

Sign at Entrance to Neighborhood

1. Electric Sign is failing – propose to move to a solar installation instead
2. Evaluating changes to this now

Hidden Springs – neighborhood SW of Westridge Estates

1. Two Homeowners would like to subdivide
 - a) One lot split into two
 - b) One lot Split into 4 lots
 - c) HOA organized and legally tried to stop this and failed in court
 - d) County is now evaluating
2. There is one commercial business in the neighborhood
3. Four of the homes use our water main – it was installed and designed for just those 4 homes when their wells went bad
 - a) At that time they wanted to use our easement and we declined
 - b) Not sure what will happen if they go through with this

Celebrations

1. 4th of July - Looking to repeat again this year with same vendor and band if possible
2. Trunk or Treat – Super fun, held in the Griffith's driveway, super fun, did not cost any \$

Elections of New Board Members

1. Kevin, Judy, Kelley – ending 3 year term, all are willing to continue
2. People who want to see changes might best participate by joining the board,
3. Unanimous approval to keep existing Board members for additional 3 yr term.

All documentation is posted in Buildium for neighborhood access.

HOA Meeting Adjourned

Westridge Estates Public Improvement, PID District Meeting See supporting slide deck

Presented by Ben Kimball

What is the PID?

1. The PID is our committee that advises Larimer County on how to spend the tax monies we pay into our PID account
 - a) History – in 2000 – we had a 3k assessment for the road
 - b) At that time it was voted on and the PID was created to turn over the maintenance of our road to the PID
 - c) This makes our contributions potentially tax deductible
 - d) Annual assessment is on Property Taxes – currently at \$680 per home, based on home valuations
 - e) In 2004 – Snow removal was added to our PID services - Current agreement is plowing only at 4 inches of snow or greater
2. The county usually takes the PID Committee input and implements it

Road Maintenance

Cracks in the road – need to be filled every 2 years to protect the road from freeze/thaw.

Any cracks over ¼ need to be filled and/or sealed or there will be problems

Being aggressive with fill decreases long term maintenance costs

Chip and Seal – required every 10 years

Repave – every 20-30 years (depends a lot on quality of maintenance)

Current Issues

WM trash collection truck got stuck on a day when the plow didn't come until 4 PM

Speeding/Dangerous cross lane traffic on blind corners

Proposed options: speed bump, stripes on road, traffic furniture/art

General discussion – option to evaluate stripes preferred by most

Budget

Specific Ownership Taxes – relate to state taxes collected with vehicle purchases

Interest is accrued and added by the county

Misc fees – cover the county engineer

Snow removal is an estimate

Long Term – planning for next repaving

The next full road paving in 20-30 years is estimated now to cost 1 million dollars.

48% average property increase in value over last 2 years

Depending on property values and inflation county recommending increase in PID Tax

PID Committee evaluated this very carefully and is recommending a wait and see approach for the next 2-3 years.

The last bids for the road were mostly OVER budget by contractors

Other options to raising PID Tax

HOA fees could be increased – not tax deductible

Move snow removal back to the HOA

Minimal expense overall

Would not be tax deductible

County has insurance for plowing and when a car was hit we needed it

2023 Architectural Control Committee Report

Not presented due to time constraints – watch for additional emails

The Committee: Not elected, chosen by HOA Board

- Scott Griffin
- Susan Shattuck
- Peter Ulrich

The ACC Purpose

1. Reviewing and approving plans for the construction of improvements on Lots to ensure the continuation of the aesthetic qualities of the neighborhood
2. Informing the Board when situations impacting the neighborhood at large occur
3. Consulting to the HOA Board on potential conflict issues Note: Because the ACC members are appointed and not elected by the homeowners, the ACC has no enforcement responsibility. When necessary, the ACC or homeowners may escalate conflicts to the Board for resolution.

ACC Actions Completed in 2023

Replacement Garage Doors

Solar Installations

Concrete Pad

Landscaping

Fence Screening

Roof Installation

Exterior Colors

Window Replacements

Uncompleted/continuing ACC Actions

Utility Building (1 project)

Landscaping (2 projects)

Concrete Pad (1 project)

Survey Results – Survey e-mailed to residents

Question: More or Less Restrictive ?

Current policy: Covenants define restrictions. When required, the ACC formulates guidelines to adapt to changing conditions e.g. homeowner insurance policy exclusions, roofing product evolution, technology changes, statutory requirements Note: Covenants can be changed by a formal process that requires approval by 75% of homeowners.

As Is or More Restrictive 66%

Less Restrictive 34%

Question: Control Temporary Items?

Current policy: Permanent installations require approval, temporary installations do not however, the ACC requests that it is informed prior to installation

Yes 50%

No 50%

Question: Add Additional Considerations?

Neighborhood review of all contentious projects?

Current policy: The ACC escalates decisions to the Board if the project may have a significant, ongoing impact on the neighborhood, or policy clarification or extension of the covenants is required

Allow more options for food production (gardens, chickens)?

Current Policy: Westridge Estates is zoned Rural Residential and, as such a Special Administrative Review is required by Larimer County for poultry/egg production

Easy approval of solar installations?

Current policy: Freestanding installations require ACC approval to assess visual impact on the neighborhood. Roof top installation do not require approval however, the ACC requests that it is informed prior to installation