

## **Westridge Estates HOA Board Meeting**

Tuesday May 6, 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**

The March 3, 2025 were not approved due to the fact the new Secretary forgot to send them out. They will be shared with the minutes of this meeting via email.

### **Architectural Control Committee (ACC)**

The topics below were not discussed. The ACC will be invited to our next meeting.

- Communications strategy
- Digitizing architectural drawings or removing them from Scott's home, other docs?

### **Upcoming Meetings & Events**

Upcoming meetings noted at bottom.

- May 17 Service Day. Time change to 9am (was noted as 8am in newsletters). Kevin & Kelley out of town.
  - Advertising - Besides being in previous newsletters, Kelley will send a neighborhood email out Wednesday May 14.
  - Dumpster - Kevin has ordered
  - Canopy, maps & organization - Michael
  - Snacks, coffee - Elsa
  - See attached organizational PDF
- July 4 Independence Day celebration. Kelley & Michael out of town.
  - Advertising - Kelley will put in June/July newsletter and send an email out prior.
  - Parade organization -
  - Food truck - Kevin (?)
  - Food tickets - Kelley. These will be prepackaged in envelopes with family name. Four tickets per family good for a "meal and a drink". Families known to have more than four members will receive extra tickets equal to their household.
  - Band - Kevin (Girl Band)
- August 5 Neighborhood Night Out
  - Venue - Kelley will find a host.
- October 31 Trunk-or-Treat
- November 11 Annual Meeting
  - Will take a casual poll to decide on music for next Independence Day.

### **New Board Member & New Board Roles**

We had just one person interested in the At-Large Board membership. Kelley will reach out to Bonnie Willig.

### **Finance Update**

Kevin made the transition to Elsa. Kelley noted seeing recently that Buildium thinks owners still owe their dues. No financial report was provided with Elsa's absence.

### **Insurance Overview**

Policy renews in June. Kevin has been trying to get bids based on our Covenant requirements. Will discuss in June. Kevin noted having had no response from our current broker.

### **Westridge URL / Domain**

Talked briefly about the need for a domain.

### **Sellers Documents Update**

Kelley will take a look at what improvements Elsa made and utilize/document these with the home sale on Westridge Drive upcoming.

### **Easement to West Open Space**

Michael emailed the neighbors bordering the Easement off Westridge Drive and walked it with Christine Arguello. There are rebar posts marking three corners of the "path". Michael would like to reach out to a surveyor to officially mark the corners at the street and top of the ridge. He would also like to mark the easement between Biedron/Milton (Taco Bell House) and Buchanan's.

### **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. This will be finalized by or at the Neighborhood Night Out.

### **Covenant Issues**

Five Covenant issues were discussed. These will not appear in the minutes to protect the privacy of our neighbors.

*Meeting ended at 8'ish pm*

---

### **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**

July 1 Moved to June 17. ACC to be invited.

Sept 9                Nov 4

*7pm unless otherwise noted. Location varies.*