

MEETING MINUTES *Final*
Westridge Estates HOA Annual Meeting
& Westridge Estates Public Improvement District Meeting
Tuesday, November 19, 2024

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

Slide Presentations for both HOA and PID Meeting Available

Agenda

Call to Order
Thank You to Neighborhood Contributors
Introduction of New Neighbors
Financial Review – Current Dues/Fees, Budget, Income, and Expenses
Board Updates
Neighborhood Events
PID Update
ACC Update
Open Mic

Call to Order

33 homes attending including those by proxy – represents a majority of home owners/quorum

Micheal McBride – Westridge Estates Board President presiding

Meeting will include Board and PID presentations

2023 Annual Meeting Minutes approved by show of hands

Post meeting addendum: Review of Positions for 2025 - At this time no one has an expiring term, and everyone is willing to continue to serve, Judy will pick up Treasurer responsibilities, No turn over anticipated on any committees

Thank You to Neighborhood Contributors

We have really good participation and great volunteerism in our neighborhood. It makes it possible for us to be cost effective and perform many neighborhood tasks with qualified capable people.

Introduction of New Neighbors

Bart and Caroline Prose – moved into Rueur's home, 4827 Westridge in late July, 4 months ago

Bart was born and raised in Denver, and lived in Fort Collins for 8 years.

After retiring they decided to move back and started looking for a home here.

Lots of clapping and a big welcome from the neighborhood!!

Financial Review – Current Dues/Fees, Budget, Income, and Expenses

Budget – Overall – We are in really good shape

- Fences were in dire need of many repairs.
- Originally planned multiple phases, but then talking with contractor/availability and so on, decided to get them done all at once
- 2023 budget surplus on fencing put towards 2024, and also deficit spending to complete this in 2024 (unable to find a contractor to repair fences in 2023)

Budget Review

Current fees – Home purchase \$365, Annual HOA fee per home \$150, or \$8550 for all homes

CD's performed very well this year, over 1k in income

Other major expense – Electrical Lighting at neighborhood entrance, light had broken

PVREA charging \$36/mo for providing electrical service, with minimal actual charges

Switch made to solar lighting

We NO LONGER HAVE A PVREA BILL – Thank you Kevin DeGarmo!

Project should pay for itself in 3 years time

Tom McKernan – performed a deep audit of Buildium(online) the neighborhood accounting and rectified any discrepancies between our paper trail/bank trail and the electronic accounting system. This was a tedious and time consuming effort for which we are very grateful!
Buildium represents the legal record of our budget.

Balance Sheet – shows profit and loss for 2024 to date

The Board wants to operate within the budget

The Board is of the opinion that 40k is a good reserve to have/keep steady

Question from audience – What about the fences??

Goal is to keep them in good repair, but we need to perform major work in batches

- For onsies, twosies, will be looking for volunteer help
- Board will reimburse for material costs
- Repair costs will keep shifting, we can continue to expect this to be a dynamic expense

Proposed Budget

New budget being presented with options of \$150 Annual dues, and \$200 Annual dues

2025 budget has a new line item providing a 10% contingency funds – to be applied annually going forward. Use of this may be higher or lower year to year.

Decision Needed - 4th of July party – to keep this we need to increase the budget – Discussion

- Many positive responses
- One negative – did not feel welcomed
- Decision must be made as a neighborhood

- Dues have been unchanged for 20 years
- In the past it had been \$300 but was reduced to \$150

Decision Made – Increase HOA fee to \$200, and keep 4th of July Party

Voting summary - 19 + 5 proxies for, 4 opposed

Board Updates

Weed Control – Had 2k in budget – used only a small fraction of this amount of this for 2024

We have volunteer qualified experts managing weed mitigation in the neighborhood and they saved us a ton of money. They buy chemicals and monitor and manage invasive weeds excluding “no spray” requests.

The neighborhood reimburses them for the materials they buy.

Special thanks to Jack Morgan, Doug Meadows, and Gary Callahan.

In the past the county was involved in open space management and it was 4-5k annually (very expensive).

Gary indicated that we should discuss having our volunteers pick this up as well.

If we want to cover the open spaces the cost will increase.

We have a new very bad weed out by the neighborhood entrance – YELLOW BLUESTRIKE

The board will continue to work with our volunteers to coordinate weed management

Fences – no work anticipated for 2025 beyond volunteer onsies/twosies

Neighborhood to pay for supplies. Materials at end of Westridge are not the neighborhood's property/not the right size for our fences.

Mailbox Ice Mitigation – approved monies last year to correct this situation

Settled on rubber mats instead (\$100)

Very cost effective, great feedback all around, remain current plan

Drawback – they can't be down when the plow is coming through, people are pitching in to make sure they are up before the plows come

Mailbox – BROKEN - Mail Carrier removed the hinge pin – identifying it as a safety issue

Mail Carrier recommended locking broken boxes in place so she can deliver mail, otherwise affected boxes must pick up their mail at the Post Office on JFK.

The mailboxes are Post Office property – the Post Office indicated repairs are likely to be done at an unknown future date.(or as Lee indicated, “when heck freezes over.”

Scott Griffin offered to see what we could do to fix it ourselves.

Neighborhood Events

Covenant Management

Currently do not want to hire a management company

Goal – protect home values and make this a great place to live

ACC – Phenomenal job keeping things on course

Biggest issues continue to be boats and RVs parked outside HOA time guidelines

Two open issues at present

ACC Comments – Don't be afraid to contact them and ask for guidance or help. They would prefer to know what's going on so if questions arise they can say, “Yes, we approved this/that on this date, and it includes XYZ.” Also it's better to have a paper trail of updates being made in the neighborhood.

Hidden Springs – Two lots are subdividing – additional 6 homes

Their HOA tried to stop it with a lawsuit and was unsuccessful

Public meetings are occurring

This project will potentially affect our water pressure and/or other utilities – currently some neighbors barely have the minimum of 50psi for water pressure. May need additional water pumps. May affect other utilities.

The board has contact with the HOA for Hidden Springs (Separate entity)

To Do: Notify all neighbors of Westridge Estates when Public Meetings or Hearing are taking place

Neighborhood Night Out – Very successful. Invited police, but they could not come related to the fires in the area at the time

Trunk or Treat – Big success, great costumes, games, socializing and dogs.

Neighborhood Comments – Open Mic

Speeding - Per email from Mary Kay Malcolm – Please don't speed in the neighborhood, and STOP at the stop signs. Without sidewalks it's dangerous to walk on the street with people flying down the road and no sidewalks.

Police have been clocking speed, setting up traps on the curves, actively engaged/aware

Motorcycles are scary at the end of Westridge drive – just flying

PLEASE SLOW DOWN AND STOP AT STOP SIGNS

Barking Dogs – Dogs are barking for more than 20 minutes straight. Please bring them inside. This is not a big deal, but greater awareness would be appreciated.

Board meeting concluded at 7:55 PM

PID Updates

Presenting for the board Pierce Hasler - See accompanying slide presentation

Show of hands – how many people were around in 1089 when the road reserve was first started??

Only 2 people raised their hands. That year 3k assessment, quite a shock at the time.

Subsequently – the neighborhood decided to form a PID, it was put on the Ballot (a big lift by Lee Evans) for the election, and was subsequently approved about 20 years ago

Introduction – PID Role, Benefits, Responsibilities

Role - Serve in an advisory capacity, advising the county on what we need in terms of road maintenance and management.

Benefits – Protects Value of the neighborhood

Administration of road tasks/finances if managed by the county

PID is funded by Mill Levy portion of our property taxes

Responsibilities - The PID committee monitors funds available – assessing for adequacy for future needs. The neighborhood votes up or down on Mill Levy increases/decreases

Plowing

If there is 4 inches of snow anywhere, the county will plow the neighborhood

High Plains – difficult for WM to get up and down that road even with chains, fortunately not a common issue.

Overall doing a great job

Comments:

- Please park off roads when it snows to make plowing possible/safe
- Berms in driveways can be problematic

Upcoming Projects

2024 – Crack and Seal completed

2025 – No work anticipated

2033 - Chip and Seal – next major expense

Patching – selective, as needed, to be avoided

Budget Review

Current Status - We look to be on track to meet 900K in approximately 2045 for next road repaving

- Increases in property values increased the Mill Levy increasing our reserve fund
- The reserve had been falling behind for future demands, but these funds put the reserves on track to meet our future needs

Collection Fees – paid to the county for management of our PID finances/materials/resources

Road Maintenance Costs – Largest expenses over time adjusted for inflation

Planning

PID Committee will continue to follow the county road maintenance plan and monitor the fiscal projections.

The county has been great to work with and adjusting as needed to maintain road integrity.

Thank you to the PID committee for doing a lot of work planning and calculating finances!