



Westridge Estates HOA Meeting

2025 Homeowner Association Meeting

November 11, 2025

2025 HOA Annual Meeting

November 11, 2025





Happy Veteran's Day!!



Agenda

- Call to Order
- Thank You to Neighborhood Contributors
- Introduction of New Neighbors
- Financial Review
 - 2025 Financial Review
 - Current Dues/Fees discussion
 - 2026 Budget
- Board Updates
- Neighborhood Events
- Member Input Opportunity
- Close for the HOA Meeting

- PID Update

Call To Order





Call To Order / Neighbor Contributors

- Call to order and verification of Quorum
- Approval of 2024 Annual Meeting Notes
 - Need this Moved and Seconded
- Thank You to Neighborhood Contributors
 - Board: Kevin DeGarmo, Elsa Nervik, Kelley Branson, Bart Prose, and Michael McBride
 - Newsletter: Dean Schilling
 - Public Improvement District, PID Committee: Ben Kimball, Scott Griffin, and Pierce Hasler
 - Architectural Control Committee, ACC – Peter Ulrich, Scott Griffin, and Susan Shattuck
 - Weed Control – Jack Morgan, Doug Meadows, and Gary Callahan
 - Volunteers for Neighborhood Service Day – HOA Board and many more!



New Neighbors

- Introduction to New Neighbors
 - Don and Sharon Wilkinson

Accounting and Budget





2025 Budget Update

Income	Budget	Estimate	
Application Fees	\$350	\$365	
HOA Annual Dues	\$11,200	\$11,200	
Interest	\$1,000	\$1,012	Continue to use CD's to generate income
Refund		\$50	
Total Income	\$12,550	\$12,627	
Expenses			
Repair and Maintenance			
Fences	\$0	\$0	
Sign Repair	\$500	\$0	
Weed Management	\$2,000	\$280	Thank you - Jack, Doug and Gary
Cleanup/Trail	\$900	\$1,006	
Insurance	\$1,940	\$6,628	Previous insurance policy was non-compliant
Property Mangement			
Buildium	\$1,200	\$1,193	
Tax Services	\$350	\$300	
State Taxes/Fees	\$150	\$25	
Legal Support	\$300	\$0	Thank you - Gary
Neighborhood Activities			
4 th of July	\$2,500	\$2,074	Dropped the band - feedback was positive
Night-out	\$600	\$358	
Halloween	\$100	\$0	
Misc	\$500	\$349	
Contingency	\$1,200	\$0	Used on the increase in insurance
Total Expenses	\$12,240	\$12,213	
Net Income to Net Expenses		\$414	

2020 thru 2025 Budget Update



	2020	2021	2022	2023	2024	2025 Est
Income						
Application Fees	\$1,260		\$675	\$730	\$350	\$365
HOA Annual Dues	\$8,550	\$8,550	\$8,550	\$8,400	\$8,550	\$11,200
Interest	\$47		\$19	\$272	\$1,138	\$1,011
Refund	\$37		\$15			\$50
Total Income	\$9,894	\$8,550	\$9,259	\$9,402	\$10,038	\$12,626
Expenses						
<i>Repair and Maintenance</i>						
Cleaning and Maintenance						
Fences					\$6,175	
Sign Repair / Lighting					\$1,200	
Weed Management	\$6,397	\$4,956	\$2,572	\$21	\$208	\$280
Cleanup/Trail				\$877	\$978	\$1,006
Insurance	\$1,782	\$1,793	\$1,794	\$1,812	\$1,839	\$6,628
<i>Property Management</i>						
Buildium	\$931	\$1,016	\$1,026	\$1,070	\$1,124	\$1,193
Tax Services			\$219		\$53	\$300
State Taxes/Fees	\$10	\$10	\$10	\$10	\$10	\$25
Legal Support	\$2,025	\$200	\$300	\$300	\$300	\$0
Utilities	\$360	\$358	\$365	\$359	\$158	\$0
Neighborhood Activities	\$34			\$2,504	\$2,573	\$2,432
Misc	\$46	\$143		\$229	\$183	\$348
Contingency		\$650		\$162		\$0
Total Expenses	\$11,586	\$9,126	\$6,287	\$7,345	\$14,801	\$12,212
Net Operating Income	-\$1,692	-\$576	\$2,972	\$2,056	-\$4,763	\$414

2026 Balance Sheet



Date: 11/01/25

Checking	\$8,019
10k CD x8762	\$10,711
20k CD x4647	\$21,566
Total	\$40,296.25



Current Fees / Dues

- Current Fees/Dues Discussion:
 - Annual HOA Dues are \$200
 - Ownership Transfer/ Home Sale HOA fees
 - \$350 transfer fee
 - \$15 Status Letter

Westridge Estates – 2025 Budget Summary



Income	2026
Application Fees	\$350
HOA Annual Dues	\$11,200
Interest	\$1,000
Refund	\$0
Total Income	\$12,550

Expenses	2026
Repair and Maintenance	
Fences	\$0
Sign Repair	\$0
Weed Management	\$500
Cleanup/Trail	\$1,000
Insurance	\$6,000
Property Mangement	
Buildium	\$1,200
Tax Services	\$300
State Taxes/Fees	\$50
Legal Support	\$0
Neighborhood Activities	
4th of July	\$2,100
Night-out	\$400
Halloween	\$0
Misc	\$500
Contingency	\$500
Total Expenses	\$12,550

Net Income to Net Expenses	\$0
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Board Updates





Board Updates

- Fences
- Weed Control
- Mailbox Mats
- Neighborhood Service Day
- End of Westridge Drive
- Covenant Enforcement
- Hidden Springs Neighborhood

- **Neighborhood Events**



Fences

2025 Actions

- Some minor fence repairs done by Homeowners and Board members
- No charges to the HOA budget

2026 Plans

- No planned Fence work in 2026
- May recruit volunteers if there is spot repair work needed

Weed Control



2025 Actions

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

2026 Plans

- Use our Neighborhood licensed volunteers to spray along the roadways and ditches
 - Homeowners can “opt-out” of spraying in front of their property/ditch
 - Move to a residual herbicide in 2024 and see good results
- Jack and Doug are closely monitoring a new invasive weed - Yellow Bluestem
 - Introduced with the dirt from the roadwork a few years ago – showing up near the neighborhood entrance
 - Need to monitor how much rain and what this new weed does over the Spring / Summer



Mailbox Ice Mitigation

2023 Actions

- 2023 Annual meeting 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
 - Mats cannot be on the road when the plows come

2024 / 2025 Actions

- Continued with the Rubber Mats for Ice mitigation – believe this is working well

2026 Plans

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

Neighborhood Service Day



2025 Actions

- Had a lighter attended neighborhood work-day
 - Cleaned up trash, Weed whacked along the road and trail, cut the grass around the entry sign
- Board leased two dumpsters and made them available for neighbors to use for their own personal “Spring Cleaning”
 - Feedback was positive and helped Neighbors clean up their houses and lots

2026 Plans

- Plan to have another Neighborhood Work-day in May or June
- Plan to bring back the dumpster
- Need to add cleaning up along our neighborhood sponsored responsibility along the Cathy Fromme Trail

Neighborhood Work-Day





End of Westridge Drive

2023 / 2024 Actions

- Put up signs alerting cars that plates are being reported to police
- Issues with illicit activities appear to be resolving
- Options for camera reviewed – no actions taken at this time

2025 Actions

- Continued to monitor

2026 Actions

- Continue to monitor

Hidden Springs Neighborhood Collaboration



2024 / 2025 Actions

- Two landowners in the Hidden Springs HOA 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

2026 Plans

- Continue to network with the Hidden Springs HOA
- Track / participate in public meetings around changes to Hidden Springs number of lots

Westridgeestates.com Web Site



2024 / 2025 Actions

- Have been working to re-establish ownership of the Westridgeestates.com web site
- It's been a long process but thank you to Peter Ulrich, Elsa Nervik, Kelley Branson and Gary Callahan
- We now are back to clearly owning this domain which is needed for listing our governing documents and enabling home sales / transfers

2026 Plans

- Finalize and document the Domain owners and billing for future HOA Boards

HOA Covenant Management



2024 / 2025 HOA Board Values on Covenant Management

- Work collaboratively as neighbors – Talk face to face and work for the best outcomes
- Reviewed feedback from email survey on how HOA members want covenant management to work
 - Received a range of feedback – the most consistent message was to stick with our current approach
- Reviewed and affirmed Roles and Responsibilities of the Architectural Control Committee
- Resolved a handful of covenant violations

2026 Plans

- Communicate with HOA members
 - Need to work with the ACC on home improvements ahead of the work and reminders
 - Remind neighbors of the Rules for Trailer / RV parking over the summer months
- Discuss new Colorado laws around Auxiliary Dwelling Units (ADUs)



Accessory Dwelling Units

Impact of recent legislation on Westridge Estates

Background



The new 2025 law defines an Accessory Dwelling Unit as “an internal, attached, or detached dwelling unit that:

- (a) provides complete independent living facilities for one or more individuals;
- (b) is located on the same lot as a proposed or existing primary residence; and
- (c) includes facilities for living, sleeping, eating, cooking, and sanitation.”

Note: Westridge Covenants and Larimer County Land Use Code prohibit short-term rentals and ADUs cannot be leased separately from the primary residence

What is an ADU in Westridge?



- Examples: Granny flats, backyard cottages, in-law units, converted garage, or basement apartments
- No direct access from primary residence
- Legally part of the same property
- Smaller than the main home
- Must have a kitchen, bathroom, and place to sleep
- Larimer County Land Use Code defines the limits of the size of the ADU (*See slide 5*)
- Only one allowed per lot



ATTACHED

A unit attached to the main home (may include converted space)



DETACHED

Freestanding unit separate from the main home



CONVERSION

Converted space within a home or accessory structure (like a garage)

ACC Implications for Westridge



- HOA cannot restrict ADUs 500 to 750 square feet regardless of the primary structure's size.

(Note: Tiny homes are typically 100-400 sq ft)

- Setbacks same as primary residence:

i.e. for RR-2 lots under 10 acres Front: 25 ft, Rear: 10 ft, Side: 5 ft

- Maximum height: 40 ft

- *All other covenant requirements still apply*

e.g. roof slopes and overhangs, materials, car storage, colors, siding requirements

ACC Implications for Westridge



Accessory Living Area Maximum Size by Lot Area <i>(Per Larimer County Land Use Code)</i>		
Lot Area (sq. ft.)	Maximum Total Area of Accessory Living Area	<i>[See note below]</i>
Up to 15,000 (0.34 acres)	40 percent of the square footage of the single-family dwelling or 900 square feet, <i>whichever is less</i>	No lots in Westridge meet criteria
15,000 to 100,000 (0.34 – 2.3 acres)	40 percent of the square footage of the single-family dwelling or 1,000 square feet, <i>whichever is less</i>	All lots other than those listed below
Greater than 100,000 (over 2.3 acres)	40 percent of the square footage of the single-family dwelling or 1,200 square feet, <i>whichever is less</i>	Applicable to lots 37, 48, 49, 50, 51, 52, MRD 1-4, KAZAN 1 only

Note: The total square footage of the single-family dwelling excludes any basement areas, finished or not. Refer to Larimer County Assessor webpage



Resources

- Colorado:

<https://dlg.colorado.gov/accessory-dwelling-units>

- Larimer County:

https://www.larimer.org/sites/default/files/uploads/2022/accessory_dwelling_unit_handout.pdf

https://www.larimer.org/sites/default/files/uploads/2021/larimer_luc_adoptiondraft_final_1.pdf

Neighborhood Events



Fourth of July Street Party



- Third Annual 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 participation and feedback
- Thank you, Kevin, Kelley, and Elsa for really driving this event!



4th of July Celebration



Neighborhood Night Out



- Second annual the Neighborhood Night Out Event
 - Thank you, Ronnie and Ally Bush for hosting the event and opening up your backyard, trails, pickleball court and house!
- Great participation and feedback – Plan to do this event again in 2026
- Thank you, Elsa for the great Ice Fountain



Halloween “Trunk or Treat”

- Second annual Halloween Trick or Trunk event
 - Thank you, Scott and Bev Griffin, for opening your drive and front yard for this neighborhood event
- We had a good turn-out and weather and plan to do this event again in 2026



“Trunk or Treat”





Member Input Opportunity

- The current HOA Board is willing to continue serving in 2025
 - Elsa Nervik, and Michael McBride were elected in 2022
 - Kevin DeGarmo, Kelley Branson, and Judy McKernan were reelected 2024 Annual Meeting
 - Judy stepped down and Bart Prose volunteered to serve and was voted on the HOA Board in 2025
- **Do any HOA members wish serve on the Board?**
 - If yes, we will run an election process
 - If NO, we need to re-elect Michael and Elsa

 - ACTION: Fill the Board positions
- **Do any HOA members wish to address our Annual Meeting?**



PID meeting