

Meeting Notes  
Westridge Estates Board Meeting  
Tuesday March 3<sup>rd</sup>, 2026

Location: 4711 Valley Ridge Ct – Invite ACC for ADU update discussion 7 PM  
Meeting Start: 8:18 PM

Notes from last meeting approved by: Kelley and Bart

Attendance:

	Attendance	'1/6	'3/3				
Michael McBride	<a href="mailto:michael@mjmcbride.net">michael@mjmcbride.net</a> President	x	x			970-631-1353	4711 Valley Ridge Ct
Elsa Nervik	<a href="mailto:e.nervik@gmail.com">e.nervik@gmail.com</a> Secretary / Treasurer	x	x			303-502-3272	5100 Westridge Dr
Kevin DeGarmo	<a href="mailto:kcubbear@rconnect.com">kcubbear@rconnect.com</a> Member @ large	x	x			651-238-0391	4606 Valley Ridge Ct
Kelley Branson	<a href="mailto:kelley.branson@colostate.edu">kelley.branson@colostate.edu</a> Member @ large	x	x			970-223-4974	2715 High Plains Ct
Bart Prose	<a href="mailto:blprose@outlook.com">blprose@outlook.com</a> Treasurer in coming	x	x			916-239-5779	4837 Westridge Dr

Additional Attendees: Susan Shattuck

Next Meeting: May 4 @ 7 PM – Location TBD

Upcoming Meeting Schedule: June 30 (prep for 4<sup>th</sup>) Sept 1, Nov 2, Dec 1, Annual Meeting Nov 10<sup>th</sup>.

Other Upcoming Scheduled Events for 2026: Westridge Service Day May 16 (May 23 make-up), Independence Day Shindig July 4<sup>th</sup>, Neighborhood night out August 4<sup>th</sup>, Halloween Trunk or Treat October 31, Annual Meeting November 10<sup>th</sup>.

A. ADU Open Forum – Notes, attendance, and associated attachments are separate documents

1. Meeting better attended than we expected – 10 homes plus board, and ACC
2. Allow 2 week response time from community – Due date Friday 3/13
3. Process
  - a) Pre Meeting – done
  - b) Open Forum – done
  - c) Gather feedback, gather legal questions from board – due by the 9<sup>th</sup>
  - d) Obtain legal advice to critical questions
  - e) Find out current square footage of the current proposed ADU – sent to ACC
    - What is the current proposed height? See below\*\*
  - f) Should vote be by entire community?
    - Covenants indicate ACC final approval, board appoints ACC
    - Voting per covenants is for assessments and dues
  - g) Proposed Voting Options
    - No – violates the law

- Yes – as proposed
  - Yes – with requested modifications
  - Currently Michael approves and admits he knows nothing about roof lines. Elsa approves with the roof line modification and correct sq ft.
- h)* Need to identify “reasonable restrictions” as the match to our covenants
- i)* Legal – are amendments or guidelines more legally binding? - added to legal ? Documentation
- j)* ACC Longevity – Scott would like to retire from ACC. Recommend identifying 2 replacements to join the ACC in an intern/on boarding role.
- Start talking to people about this

**B. Finance Update**

4. Transitioned to Bart, waiting for taxes to be completed
5. CD 10k renewed at 3.5% for 7 months on 2/12
6. Buildium hasn't reimbursed us to date – owe us for start up fee, and 6 mo of subscription
7. All dues have been paid
8. Current Accounts and Proposed Budget to Actual

	01/01/26	01/12/26	02/22/26		
Checking	\$7,704.07	\$11,329.06	\$17,470.00		
10k CD x8762	\$10,711.15	\$10,810.97	\$10,843.95	09/12/2026 (7 Months)	3.44
20k CD x4647	\$21,782.89	\$21,872.22	\$21,856.37	06/05/2026 (7 Months)	3.73
<b>Total</b>	<b>\$40,198.11</b>	<b>\$44,012.25</b>	<b>\$50,170.32</b>		

<b>Westridge Estates – 2026 Budget Summary</b>			
<b>Income</b>		<b>Budget</b>	<b>Actual</b>
	Application Fees	350	
	HOA Annual Dues	11200	11400
	Interest	1000	206.28
	Refund	0	0
<b>Total Income</b>		<b>\$12,550</b>	<b>\$11,606</b>
<b>Net Income to Budget</b>			<b>-\$944</b>
<b>Expenses</b>			
<b>Repair and Maintenance</b>			
	Fences	0	0
	Sign Repair	0	0
	Weed Management	500	0
	Cleanup/Trail	1000	0
	<b>Insurance</b>	<b>6000</b>	<b>0</b>
<b>Property Mangement</b>			
	Buildium	1200	1359
	Tax Services	300	0
	State Taxes/Fees	50	0
	Legal Support	0	0
<b>Neighborhood Activities</b>			
	4th of July	2100	0
	Night-out	400	0
	Halloween	0	0
	Misc	500	129.96
	Contingency	500	0
<b>Total Expenses</b>		<b>\$12,550</b>	<b>\$1,489</b>
<b>Net Expenses to Budget</b>			<b>-\$11,061</b>
<b>Net Income to Net Expenses to Budget</b>			<b>-12005</b>
<b>Net Operating Income</b>			<b>\$10,117</b>
<b>Liabilities – Camus Credit</b>		<b>as of 1/1/26</b>	<b>\$200.00</b>

C. Service Day Planning – Scheduled for May 16<sup>th</sup>

1. Dumpster – Kevin
2. Donuts/Coffee/Sign in sheet – Elsa
3. Add Cathy Fromme trail – Neighborhood clean up to Service Day projects
4. Kelley – Advertise for Service Day – start 2 mo ahead
5. Kelley – Plan for street sign painting, buy paint and supplies, organize
  1. May be done before Service day
  2. Cheerleadin next Newsletter
6. Touch up Gravel – Elsa to drop off a broom with Bart
7. Kiosk for posting signs at Mailbox – Kevin – install to right of mailboxes
  1. Has materials and a pre-built box of the right size, in process

### Current Items

Monitor Buildium, escalate to Michael if needed	Elsa	Expect refunds for 6 mo, and monitor extraneous amounts on deposits(charged fees and billing) Email update requested 2/25
Determine Meeting Dates for ACC and PID	Done	
Flush out Weed Control Schedule	Kevin	Check with Doug and Jack on this years schedule, and their assessment on 2 yr county spraying
Hidden Valley – using our road for construction traffic	Michael	Check in with their board, 15 acre lot for sale now. West side sign indicating land use discussion in process – investigate further. Also additional construction East end of Trilby – ground work in progress
Insurance pricing	Elsa	Pierce assisting – see below notes
Website – correct email addresses based on new roles	Peter, Kelley, Elsa	Need to set a meeting to work through issues and document new system – identify GoDaddy account access and <u>succession process</u>
Newsletter – Game plan for ADU and ACC to act upon	Done	Develop communication plan for neighbors what/how often. Invite ACC to next meeting. How many ADUs do we anticipate? How much of an issue will this be, is a garage required? ADU's will need to adhere to HOA ACC guidelines, \$\$ option compared to addition.
Update Seller/Realtor documentation on website	Done	Done, also updated Covenant Brief, both now on Buildium
Wilkinson – Account in Buildium is mixed up	Done	Old issue that Tom thinks he can correct in Buildium Tom has now fixed this and we will meet to review other issues and questions in the future.
Get in the lottery for NNO fire/police attendance	Elsa	ASAP <a href="#">Reduce Risk - Wildfire Risk to Communities</a>
Plan for NNO ice cream shop!	Elsa	Feb
Request Update from PUD on drainage project	Elsa	Email sent – see attached below

### New Action Items

For Covenant Overview check with	Elsa	Where to park Street or ditches – is there harm? See
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PID regarding parking in ditches		below for response from PID
Board – Respond back with legal questions by 3/9	Elsa to gather info	Initial information sent to board for review after comparison to existing covenants. Provide What legal questions do you have and WHY (What , Why, so what)
What is the current sq footage of the proposed ADU?	Elsa ACC	Email sent
Purchase 10x fence rails,put down with posts for ad hoc fence repairs	Kevin	Estimate from Lowes \$130 + tax

Meeting Adjourned: 9:30 pm

Attachments: ADU documentation, meeting notes and handouts on website,

Pierce Hasler, Wed, Jan 14, 9:24 AM (23 hours ago), to me, Scott, ben

Hi Elsa,

The drainage project is currently in progress. Phase 1 is complete, which included clearing sediment from the culverts, reforming the ditch flowline using manual and hydro-excavation, and re-establishing the riprap to manage water flow. Also, the road shoulders that had been undercut by currents have been bolstered and are now stable.

Phase 2, which involves the remaining landscaping, is scheduled for this spring when the weather is more favorable.

The total budget for both phases is \$20,000. We have spent approximately half of that on Phase 1, and I expect Phase 2 to cost less than the remaining \$10,000.

Best regards,

Pierce Hasler

P.S. I have not yet gotten into the insurance project you sent me information about, but I will pick that up soon.

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Buildium – fees are put in our account and then invoiced and removed at the end of the month.

Still waiting to hear about the fees for setting up the account and the credit on our subscription!

Insurance

Hi Elsa,

I don't know if you're in the habit of using AI tools for research, but I asked ChatGPT for recommendations on HOA insurance options that might be relevant, considering Westridge Estates specifics (as I understand them).

There might be some good suggestions in this:

<https://chatgpt.com/share/699e36cf-8a3c-800e-bdd9-13dd17f41c6d>

I'm also copying McBride on this email, as he likely has an interest in this matter.

Thanks,

Pierce Hasler

312-401-3336

Regarding parking in ditches:

Colorado Common Interest Ownership Act ("CCIOA"): "HB 22-1139 added a new Section 38-33.3-106.5(1)(d.5) to CCIOA, which prohibits associations from regulating use of any public rights-of-ways running through their communities. This prohibition holds true regardless of anything associations may have written in their governing documents. Any associations attempting to regulate parking, vehicle storage, or other activities on public rights-of-ways will be in violation of State law."

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Our streets and rights of way are dedicated public streets and rights of way.

## **Current Griffin Proposal**

**Lot #18 (Griffin) ADU is limited to 1,000 sqft.**

How determined:

From Larimer property records:

Lot size ~67,000 sqft.

Main living area: 3,364 sqft

From Larimer Land Use Code:

For lot sizes from 15,000 to 100,000: 40 percent of the square footage of the single-family dwelling or 1,000 square feet, whichever is less.

Calculation:

40% of 3,364 sqft = 1,320 sqft.