

Colony Ridge Owners Association, Inc.
Minutes for Annual Meeting: October 27, 2025
Carrie Martin Elementary School

<https://colonyridgeownersassociation.com>

PO Box 166
Berthoud, CO 80513

1. Call to order
 - a. 7:03 pm
2. Approval of the Agenda
Motion: Sue Huntwork
Second: Kris Berg
3. Presentation & Approval of minutes from [Jan. 9, 2025](#)
Motion: Sue Huntwork
Second: Barb Dempsey
4. Presentation & Approval of Treasurer's Report (Budget: [Proposed](#) & [Actual](#))
Motion: Sue Huntwork
Second: Autumn Jaster

-Insurance has jumped in price; American Family discontinue their Home Owners Association coverage; looking for the best deal. There was some discussion on who or where we should go for HOA insurance. Several will be looking into different agents.

-Colony Ridge 2 (aka Colony Ridge Estates) several owners believe they don't belong to Colony Ridge 1 (aka Colony Ridge Subdivision). I've copied the Building Restrictions & Protective Covenants piece that shows the blocks along with lots. They are Block 1 & Block 8:
COLONY RIDGE SUBDIVISION BUILDING RESTRICTIONS AND PROTECTIVE COVENANTS THIS COVENANTS AMENDS AND OBSOLETE COVENANTS RECORDED IN LARIMER COUNTY, COLORADO ON 02/26/86 AT 10:38:18 ON RCPT #86009808 ALSO AMENDS AND OBSOLETE COVENANTS RECORDED IN COUNTY RECORDER'S OFFICE IN LARIMER COUNTY, COLORADO BOOK 2119, PAGE 766, JUNE 12, 1981 AT 11:55 AM, MST. THIS COVENANT ALSO OBSOLETE ANY OTHER COVENANTS RELATING TO THE COLONY RIDGE SUBDIVISION PROPERTIES LISTED BELOW, THAT MAY HAVE BEEN FILED WITH LARIMER COUNTY, COLORADO THAT IS NOT NAMED IN THIS AMENDMENT. THIS COVENANTS APPLIES TO THE FOLLOWING LISTED PROPERTIES. A part of NE $\frac{1}{4}$ of section 3 Township 4 north, range 69 west of the 6th P.M., Larimer County, Colorado.

Lots 1 through 5, block 1; Lots 1 through 24, block 2; Lots 1 through 18, block 3; Lots 1 through 15, block 4; Lots 1 through 28, block 5; Lots 1 through 11, block 6; Lots 1 through 5, block 7; and Lots 1 through 18, block 8, COLONY RIDGE SUBDIVISION, LARIMER COUNTY, COLORADO

-Mr. Patrick Fisher, the developer of this phase, created a HOA for the 23 homes on August 08, 2002. It was dissolved on January 31, 2005. Mr. Fisher lost a lot of money due to poor construction of those homes due to the bentonite in the soil. I had forgotten that they were a part of this development until we were served a petition with the above information at the top of it.

5. Election of Officers & At Large Members--

President--Nominees: Autumn Jaster

Vice President--Nominees: Andrea Jackson

Treasurer--Nominees: Tonia Webb

At Large--Nominees - Brett Fleegal, Jeanette Fortner, Mark Spurny, Angela Berry

This was a bulk vote for the above nominees.

- Motion: Sue Huntwork
- Second: Kris Distel

6. Community Activities/Interests

- a. Garage Sale - We haven't had a chair for this activity in over 2 years. Carol Orswells volunteered for this position. Nina Sherrer might have the signs for the garage sale. She gave us information on where she posted information: Facebook & Craig's List. She will be a good source for information on how she ran this activity.

7. Unfinished Business

- a. Easement/ditch Issue - Randy Andersen & Shawn Harris were working on this. Someone in the meeting stated that Berthoud was planning to put cement down the middle of that ditch. Some concerns expressed: mosquitoes; erosion of the road (Berthoud Parkway); cattails blocking line of sight for turning onto the road (Berthoud Parkway); cars coming out of roundabout (both north and south ones) going over the speed limit of 40; mowing of the cattails - who is responsible for this? [As of December the cattails were removed and the cement stripe has been laid.]
- b. Street Light Banner - Tonia will check into this. It's signage for Colony Ridge.
- c. Covenant updates - A question about forming a committee to revisit the idea of combining the 2 sets of covenants. There was further discussion on how to combine the covenants and what we need to do to achieve this.

8. New Business

- a. RVs, Toy Haulers, Trailers, etc. parked in driveways and/or streets - According to our covenants: (16) VEHICULAR PARKING. No vehicles, boats, campers, trailers, or other such contraptions or devices, except operable passenger cars, or operable trucks and vans of less than one (1) ton cargo capacity, shall be parked, stored or permitted to remain except that recreational vehicles may be stored within an enclosed garage or behind a fenced area within subject lot. HB-1152 allows ADUs on some properties with a side setback, these setbacks are similar to those for other accessory units (sheds & the like) or five (5) feet. This means they need to be on the side of the home or in the backyard, not the front driveway.
- b. Chickens - According to our covenants: (12) LIVESTOCK AND POULTRY. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose. We need to amend both sets of covenants and have all homeowners vote on it to get the assessment changed. There are several homes which have chickens already, while several others would like to have chickens. There was further discussion on this topic with nothing resolved.
- c. Invoices for 2024 & 2025 & new for 2026 invoice - no invoices were sent out for 2024-2025. There was a notice posted on our website about them being due.

9. Other Business

- a. Cluster box Replacement/Fix - There are 11 cluster mailboxes in our subdivision: one High Country was replaced in March 2020. The cluster mailbox on the west end of Rancho Way decided to fall over in July 2025. It was repaired in July 2025 by a welding neighbor. Thank you David
- b. Neglected Property appearance -there are several homes within this area that are in need of clean-up. What we need to do is put more bite in our bark, organize ourselves and enforce the covenants. Past presidents would go to talk with those who had neglected properties. It was suggested we should go back to putting out a newsletter with minutes, suggestions & sayings that was mailed to all homeowners.
- c. Vehicles with expired plates - call Larimer County sheriff department include license plate number and location of vehicle if said vehicle is parked in/on the street. Vehicles parked in driveways with expired tags can be there if they are covered with a car cover.

10. Adjournment: 8:35 pm