

Colony Ridge Owners Association, Inc.  
Annual Meeting: January 9, 2025  
Carrie Martin Elementary School

1. Call to order

Jay Klug called meeting order at 7:12 pm

2. Approval of the Agenda [Agenda 1.9.2025](#)

Motion: Tina Welsh

Second: David Sherrer

Approved

3. Presentation & Approval of minutes from [Nov. 9. 2023](#)

Motion: David Sherrer

Second: Tina Welsh

Approved

4. Presentation & Approval of Treasurer's Report (Budget: [Proposed](#) & [Actual](#))

Motion: Janet Wagner

Second: Brett Fleegal

Approved

5. Election of Officers & At Large Members--table for now

President:

Nominees: Shelly Wings?

Vice President: Shawn Harris?

Secretary: Tonia Webb

At Large: nominees - Shelly Wings, Jeanette Fortner, Brett Fleegal, Mark Spurny

- Motion:

- Second:

6. Community Activities/Interests

a. Garage Sale - Need a chair for this activity

7. Unfinished Business

a. Snow Plowing - This item was tabled until the next meeting. It will be determined by the amount of snow we get during the winter. This topic was discussed but was

determined that it was not beneficial for us due to overall cost to the development and the amount of snow we get during the winter months.

- b. Easement/ditch Issue - Randy Andersen & Shawn Harris were going to research this issue. We will need to see what they have discovered.
- c. Street Light Banner-we need to check into the cost and who would create this for the pole. (Talk to Mike P. at LHs about making banner-cost, size - and REA about placement on light pole).
- d. Covenant updates table for now for short term rental

#### 8. New Business

- a. Heron Lakes connection - Eastview open with High Country Road closed
- b. Speed Bumps on Crestridge Drive; contact Larimer County? Tina Welsh will be checking into this; alternatives--call sheriff dept with plate numbers, talk to those going fast through our neighbor, speed sign with what the car is doing, sheriff presents in the development, more signage about speed limits
- c. Chickens -- sending out notice about not chickens, committee to explore the enforce the covenants (David Sherrer, Tina Welsh & Angie Berri) offer to be part of this , trailers/toys in driveways
- d. Invoices for 2024 & 2025--sending out asap
- e. Mike Walters send him both sets of covenants

#### 9. Adjournment: 8:40 pm

### Actual Budget for October 2023 to December 2024

Income (\$30 X 20)	\$600.00
1 back payment of fee	\$395.79
Starting Check Balance	\$8195.93
Expenses	
Insurance (Liability Policy)**	(\$ 627.45)
Miscellaneous: Accounting Fees - Tax Preparer	(\$ 0.00)
Secretary of State - Corporate Report Fee	(\$ 10.00)
Legal Fee	(\$ 0.00)
Office Supplies/Printing Cost	(\$ 0.00)
Postmaster (Postage/PO Box)	(\$ 210.00)
Utilities (Poudre Valley REA - Entryway light)	(\$ 245.41)
Community Activity Fund (includes Garage Sale)	(\$ 0.00)
Meeting (Rental)	(\$ 184.43)

Total Expenses	(\$1277.29)
Ending checking balance	\$7981.19
Ending Business saver	\$20,006.19

### Propose Budget for October 2024 to October 2025

Income (Annual Dues \$30 X 124)	\$3720.00
Expenses	
Insurance (Liability Policy)	(\$ 500.00)
Miscellaneous: Accounting Fees - Tax Preparer	(\$ 125.00)
Secretary of State - Corporate Report Fee	(\$ 10.00)
Legal Fee	(\$1000.00)
Office Supplies/Printing Cost	(\$ 250.00)
Postmaster (Postage/PO Box)	(\$ 325.00)
Utilities (Poudre Valley REA - Entryway light)	(\$ 225.00)
Community Activity Fund (includes Garage Sale)	(\$ 200.00)
Meeting (Rental)	(\$ 110.00)
Total Expenses	(\$2410.00)