

OAKRIDGE VILLAGE 2 HOA ANNUAL MEETING MINUTES

TUESDAY, FEBRUARY 6, 2026

The meeting was held in person at the Holiday Inn Express and Suites Fort Collins Conference room at 1426 Oakridge Drive, Fort Collins, Colorado as previously announced in a newsletter distributed in hard copy format to all homeowners in early January and sent via email early January and then again late January 2026.

Board Members Present:

Jennifer Wiley, Rod Bowman*, Leonard Mahoney, Camille Susemihi, Mike Winchell, Jim Cook, Bill Bohlen

*Rod Bowman was made available on cell video while traveling out of state on emergency business.

Establishment of Quorum

A quorum of at least 1/4 of the total membership (1/4 of 94 homes in Oakridge =24 homes) is required. There were 25 owners present in person and 20 verified proxies for a total of 45 homes represented, which is 48% of all 94 homes.

A quorum was established.

Leonard Manhoney, current HOA President, welcomed all present to the annual meeting, introduced himself, and **called the meeting to order shortly after 6:30 PM.**

Introduction and Order of Business

Leonard Mahoney - President

The president provided a set of slides on overhead to facilitate the meeting with the following agenda:

- Introduction/Establish Quorum
- Policy for Conducting Association Meetings - 3.3. Code of Conduct
- HOA Board 2025/6 Updates
 - President Update
 - Treasurer Update
 - ARCH Update
 - CALM Update
 - Old Business Items
 - President - Preliminary Reserves Study / Report (in process)
 - New Business (open to HOA member floor)
- Nominations for Board Members and Elections
- Board Member Elections
- Close of Meeting

[2025/6 HOA Annual Meeting Slides HOA President](#)

President Summary (Len Mahoney) was brief and reviewed the meeting agenda. Len directed other board members to provide any **officer/committee reports** that they desired to offer up.

Following were the officers' updates:

Treasurer updates – Camille Susemihi

2025 Financials and 2026 Budget (as reported in the Newsletter)

The Treasurer summarized the actual HOA expenditures for 2025

EOY 2025 Cash and Reserves

The HOA currently has \$30,000 in cash (General Operating Funds).

The HOA has \$34,000 in reserves and will transfer \$5,000 from the general account to Reserve for a total of \$39,000.

The HOA has 2.5 months of operating expenses in their general account. Best practices recommend 1 to 3 months of operating expenses.

2026 Finance Budget/Projections

Without any increase in dues in 2026, the revenue for 2026 was budgeted at ~\$69,000 which includes annual dues, estimated home sale transfer fees and interest income.

The HOA is budgeting \$16,500 for common area infrastructure which will cover extensive irrigation system upgrades (rolled over from fall 2025). The board has elected to leverage excess in 2025 EOY Operating Funds realized with a change in landscape contractor (Mill Brothers) vs. drawing on the Reserves Fund.

Common Area Landscape Maintenance is budgeted at \$38,000 which covers our landscape maintenance, sprinkler repairs, and tree pruning/removal.

Water expense: Budgeted for an 8% increase in water expenses, in reality it is closer to 6% annual increase.

The HOA also budgeted funds for unexpected legal expenses given the change in the legal landscape governing HOAs in Colorado. This will also account for the administrative operating expenses

Total projected expenses for 2026 about \$72,000.

One HOA member remarked that some HOA members may not be aware of past legal suits/disputes and asked for some background.

Without referencing any specific HOA member(s), Len M. gave a short overview of an HOA member's (plaintiff) suits from 2024 wherein the HOA is the defendant. (One suit was prosecuted. Another is still held up in Larimer County Court.) With the case still pending, additional plaintiff litigious communications in 2025 needed to be reviewed and addressed through the HOA's legal counsel.

2025 legal expenses cover both policy inquiries/reviews (such as the pending updates to the HOA's flag/sign policy) and HOA legal counsel reviews.

No other questions were asked.

Architectural Control (ARC) updates – Rod Bowman (by cell call-in due to emergency travel)

ARC focus is associated with activities around the owned houses. This year there were about 30 applications for some kind of improvement or change. Generally good compliance throughout. In years before we developed landscaping policies to clarify consistency between the neighborhood lots. When new or unique features in ARC applications are presented, Rod tries to check if the item is/is not subject to restrictions and/or check alignment with FtC City policies and permitting. On occasion he reviews items with the HOA Board before approving or asking for modifications on the Application.

Len M. comment on non-compliance: When non-compliance is noted, the Board tries to communicate with an HOA member during initial notification and follow-up to see if there are extending circumstances where help or additional time is needed. We find a neighborly dialogue is key to getting cooperative compliance.

If you see anything in the neighborhood that needs attention from the HOA, please reach out to the HOA.

No questions were asked.

Common Area Landscape management (CALM) updates –Bill Bohlen/Len Mahoney

Most of the HOA's accomplishments and overview were presented in the newsletter/ budget and presentation slides: [2025/6 HOA Annual Meeting Slides HOA President](#)

The transition to Mill Brothers in 2025 required work to get the landscape staff fully familiar with expectations on the 7.5 acre grounds.

The HOA Board is planning a significant project with Mill Brothers to make needed irrigation system upgrades in 2026. This includes documenting the system in detail for HOA self monitoring and "sentry" master-valve shut-off (line bursts), adding an additional water meter and reducing our infrastructure from 4 to 2 irrigation controllers. The bulk of the cost is being covered from Operating savings realized in 2025.

There were some dry patches in the common area from high heat in August and drier than expected in October after the system was turned off in the fall.

After irrigation infrastructure improvements, we can better access management of landscape/turf problem areas.

We expect to conduct new tree planting in 2026. The HOA board could use some volunteer assistance in that area along with mulching certain areas.

Bill Bohlen has been doing a lot of volunteer work to take care of common areas including tree trimming. One area where we might have an increase in cost is moving debris to the dump due to potential increase in fees.

Comments and Questions:

A homeowner asked if the new irrigation system will have a rain sensor so as to not water when it is raining. The answer was no, not at present.

Another question was asked about an area behind the homeowner's home that he says "never gets water". One area is near the golf course pond - much of that area is owned by the golf course and has not been watered/reseeded by the City.

Homeowner - Jim C.: Explained the reason why the HOA is moving the Common Area Landscaping contract to a new company highlighting that the move will result in saving \$10,000.

Other homeowners commented about the great job Bill has done in managing the Common Area and associated costs.

Old Business Items from 2025 Annual meeting

- New tree straps have been removed and mulching applied. A few new trees had some damage near their base and will have to be replaced. Would like to extend some mulching projects in 2026.
- Flag and Sign Policy is still in process. Len M. (President) is still refining details with respect to small signage definition. We cannot restrict For Rent signs.
- Len presented a slide on renew of Reserves Study included in the presentation. Periodic arbor and landscaping renewal projects account for 58% of Reserves Planning.

New Business

-Homeowner asked if it is planned to plant more bushes in planting beds. Comments that it has been brought up for two years and budgeted for and not addressed. The HOA Board acknowledged that such things have not been addressed and should be renewed within a larger landscaping plan for local irrigation “spotting”, turf re-seeding, and arbor work.

-A grievance voiced regarding a letter given to another HOA resident by an anonymous person. Asked if an email can be sent to address Best Practice in this situation. Len M. said he would consider it with the rest of the Board.

-Homeowner asked to clarify policy to allow chickens. The HOA has been honoring the City of Fort Collins ordinance where permits are require to have poultry as “pets”. The Board is to take action to review the policy formally.

-Question asked if there is any limit to rental homes in the HOA. The answer was the HOA cannot control this at this time. Other HOA’s have such restrictions, but since we already have allowed it over the years without explicit limits, it would be very difficult to add such a constraint to the HOA covenants.

-Homeowner asked about the possibility of using more Buffalo Grass in the Common area to prepare for less water usage.

Election of Board Directors

The following past Board Members are up for renewal and replacement out of a 7 board max group:

[Camille Susemihi / Rod Bowman/ Jennifer Willey](#)

All renewing members were nominated and verbally accepted their nomination. No other nominations were put forward.

After nominations the past Board Members were re-elected with overwhelming approval and without opposing HOA member votes.

Close of Meeting

After Len confirmed that there were no other questions or comments, **the annual homeowner meeting was adjourned at 7:48pm.**