

Wildview HOA Annual Meeting

April 29th, 2023 4:00PM

The HOA meeting was held at the Padgett residence at 7719 Crestview Ln and available virtually via Google meetings using the HOA google account.

1. **Call to Order:** The meeting was opened at 4:05pm with remarks from Mark Pacheco – President of the HOA – thanking everyone for attending.

- a. **Introduction of officers:**

Mark Pacheco – President

Scott Cochrane – Vice-President

Richard (Dick) Padgett – Treasurer

Kris Wagner – Secretary (Proxy)

Open Position – Member at Large

- b. **Roll Call:** Roll call was completed with a total of 18 households 4 virtually and 5 proxies:

In Person 18 : Yager, Garske, Huck, Pope, Blair, McDonald, Tuck, Pacheco, Champion, Harrison & Eash, Trytko, Wisecup, Cochrane, Padgett, Bickmore, Sullivan, Coder, Atherton-Nellis

The Proxy households 5 : Lopez, Byrne, Wagner, Dixon, Voogel-Weise

The Virtual households 4 : Curd, Schrock, Oliver, Enke

- c. **Proof of Notice of Meeting:** The meeting notice was mailed via USPS on April 13, 2021 to all members as per the bylaws.
 - d. **Approval of Minutes:** The meeting minutes from the 2021 meeting had been mailed to each household with the meeting invitation and a motion to approve was voiced by Dick Padgett and seconded by Scott Cochrane. The 2021 minutes were approved unanimously.

2. Reports of Officers and Committees

- a. **Treasurer**-Dick Padgett reviewed the financials including the 2022 budget vs. actual and the proposed 2023 budget. The 2023 final budget was approved unanimously. The updated financials will be uploaded to the Wild View Website.

- b. **President**-
 - i. **Little Gaynor Lake:** Scott Cochrane provided an update regarding Little Gaynor lake. The update included the following:
 - A summary of the results from the independent study the HOA paid for in 2022. A confirmation that there are no harmful threats to humans from the lake.
 - Updated on Boulder County's modifications to the maintenance plan of Little Gaynor lake
 - Options for legal action against Boulder County which was unanimously agreed was not a favored option
 - Recommendation from the board to allow the lake to follow nature's course as the smell has been limited since the lake has dried up.
 - ii. **Subdivision Roads:** Mark Pacheco provided an update on the most recent roads update from the local communities working on efforts to fund unincorporated roads. Currently the group is looking to latch on to other Boulder County road projects in Boulder County to get funding for roads. Mark asked for volunteers to join the roads committee to continue working with other communities to try to advance this work. Jay Champion provided some insight on private funding for the community to explore the option for the HOA to look at financing the roads. Jay will provide more information to the board later in 2023.

iii. **Entrances-** Mark Pacheco thanked Jay Champion for managing the landscape entrances in 2022. Jay provided an update of the work that was done along with the upcoming plans to continue maintaining the entrances. It was proposed by Petra and others that the HOA provide additional funding to continue the improvement of the entrances. Jay will provide a plan for the remainder of 2023 for the board to approve additional spending on further enhancements to the entrances.

3. **Election of Directors** – Mark will continue his term as President as he is in his second year in his two year term. Kris Wagner will continue as Secretary as he is in his second year in his two year term. Dick Padgett's term as Treasurer was up in 2022, however volunteered to continue another two year term. Scott Cochrane term as Vice President was up in 2022, however volunteered to continue another two year term. There were no other volunteers for these roles and no objections to Dick and Scott continuing in these roles. The board requested volunteers at the meeting for the open at large member seat and there were no nominations for anyone in attendance. Dick Padgett nominated Steve Atherton who expressed interest to Dick. All in attendance voted in favor to proceed with the nominations described above.



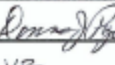
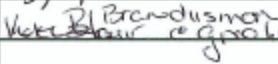



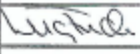




4. **Unfinished Business**-none

5. **New Business**- The board reviewed the survey results put out to the homeowners in 2022.

- There was interest in exploring a color palette for the community and Jay Champion volunteered to lead the efforts and Vicki Blair volunteered to assist with drafting a proposal.
- Sheds and having Chickens were discussed but there was no expressed interest at the meeting to work on any modifications to design guidelines.
- The board left it open for any homeowner to draft and submit any recommended updates to design guidelines for the board to approve and request a community vote requiring two thirds approval.

- Jenn Sullivan & Tearson Bickmore volunteered to lead the efforts for planning future community social events.
- Those in attendance discussed violations in the community and the board communicated that they would not individually police the neighborhood. The board communicated that they would respond to any formal complaints made from any homeowner against another. Formal complaints must be sent to office@wildviewhoa.com

6. **Adjournment** – Mark Pacheco thanked all in attendance for attending the meeting and the meeting was adjourned at 6:30 pm.

#	Resident Last Name	Resident First Name	Resident Mailing Address	EMAIL ADDRESS Please Provide	Annual Meeting Sign-In
	Spohn & Heckaman (Renter)	Ryan Spohn & Brooke Heckaman	7511 Crestview Dr		
	Yager	Steve & Celeste	7525 Crestview Dr		
	Garske	Michael & Karan	7539 Crestview Dr		
	Vertuca	Carl (Tre)	7553 Crestview Dr		
	Schrock	Corin & Carla	7567 Crestview Dr		
	Oliver	Andrew & Lindsey	7589 Crestview Dr		
	Huck	Albert & Teresa	7520 Crestview Dr	terrihuck@msn.com	
	Pope	Donna	7542 Crestview Dr	dj.pope@comcast.net	
	Blair	Edward & Vicki	7556 Crestview Dr	Vicki Blair 	VP
	Cabela	Rita G.	7562 Crestview Dr		
	Eigner	Jeff & Anne	7566 Crestview Dr		
	McCaddon	Mark & Michelle	7570 Crestview Dr		
	Lopez 	Alan & Janet	7586 Crestview Dr		
	Curd	Derick & Denise	7590 Crestview Dr		
	McDonald	Glenn & Petra	7582 Crestview Dr		
	Voogel & Weise 	Martin Voogel & Leslie Weise	7578 Crestview Dr		
	Groel	Peter & Sheila	7574 Crestview Dr		
	Hudgens	Josh & Angela	7765 Crestview Dr		
	Tuck	Adrian & Lucy	7749 Crestview Dr	lucytuck@mac.com	
	Bowen	Jimmy & Ginger	7733 Crestview Dr		
	Hawkes & Donovan	Bill Hawkes & Jan Donovan	7717 Crestview Dr		
	Toderica	Nicolae & Cornelia	7705 Crestview Dr		
	Chipala & Kerrins	Elizabeth Chipala & Jim Kerrins	7701 Crestview Dr		
	Toles	Donald & Chris	PO Box 1963		
	Clark	David & Susan	7655 Crestview Dr		
	Grunzweig	Ronald & Joan	7639 Crestview Dr		
	Melvin	Larry	7623 Crestview Dr		
	Enke	Amy & Aaron	7607 Crestview Dr		
	Pacheco	Mark & Lusilla	7602 Crestview Dr		
	Champion	 Jay & Dianne	7614 Crestview Dr		
	Harrison & Eash	Duane & Joanna Harrison & Eileen M. Eash	7656 Crestview Dr		

Resident Last Name	Resident First Name	Resident Mailing Address	EMAIL ADDRESS Please Provide	Annual Meeting Sign-In
Marx	Julie Alison	7688 Crestview Dr		
Orbock & Koyle	Jeff Orbock & Cathy Koyle	7714 Crestview Dr		
Cowan	Nick & Sherri	7732 Crestview Dr		
Trytko	John & Ruth	7750 Crestview Dr	ON RECORD	<i>John Ruth</i>
Wisecup	Stephen & Sheryl	7768 Crestview Dr	stwisecup@gmail.com	<i>SPR</i>
Cochrane & Montero	Scott Cochrane & Ines Montero	7735 Crestview Ln	ON RECORD	<i>[Signature]</i>
Padgett	Richard & Claire	7719 Crestview Ln	ON RECORD	<i>[Signature]</i>
Bickmore	Jesse & Tearson	7715 Crestview Ln	ON RECORD	<i>[Signature]</i>
Dixon <i>BOALD</i>	Tom & Sharon	7709 Crestview Ln		
Dolan	Clipper	PO Box 21221		
Sullivan	Paul & Jenifer	7712 Crestview Ln	<i>Paul Sullivan ON Record</i>	
Wagner <i>COCHRANE</i>	Kristopher & Shannon	7724 Crestview Ln		
Byrne <i>SULLIVAN</i>	Kevin & Elizabeth	7736 Crestview Ln		
Atherton & <i>Nellis</i>	Stephen Atherton & Jeanne Nellis	7748 Crestview Ln	<i>jeannenellis@yahoo.com</i>	<i>[Signature]</i>
Coder	Katherine	7760 Crestview Ln		<i>KCC</i>
Odiseos	Nikko	7784 Crestview Ln		
Bernett	Frank & Tracey	7772 Crestview Ln		