

Wildview HOA Annual Members Meeting

Date 06/29/2024 Time 5:00pm

The HOA meeting was held at the Padgett residence at 7719 Crestview LN

- ❖ **Call to Order:** The meeting was opened at 5:02pm with remarks from Mark Pacheco, President of the HOA thanking the homeowners attending for their participation in the event.

- ❖ **Role call of officers:**
 - Mark Pacheco – President - Present
 - Scott Cochrane – Vice-President - Proxy
 - Richard (Dick) Padgett – Treasurer - Present
 - Kris Wagner – Secretary - Proxy
 - Steve Atherton - Member at large - Proxy

- ❖ **Role call of homeowners:** 22 homeowners attended the meeting via in person or by proxy.
 - **In attendance** - Mike & Karan Garske Lot 3, Al Huck Lot 7, Vicki & Ed Blair Lot 9, Josh Hudgens Lot 18, Don & Chris Toles Lot 24, Dave & Susan Clark Lot 25, Aaron Enke Lot 28, Mark Pacheco Lot 29, John & Ruth Trytko Lot 35, Don & Chris Toles Lot 36, Dick & Claire Padgett Lot 38, Jeanne Nellis (Atherton) Lot 4,

 - **Proxy** - Andrew Oliver Lot 6, Ginger Bowen Lot 20
Duane Harrison Lot 31, Scott Cochrane Lot 37
Tearson Bickmore Lot 39, Tom Dixon Lot 40
C. Dolan Lot 41, Paul Sullivan Lot 42
Kris Wagner Lot 43, Katherine Coder Lot 46

- ❖ **Proof of Notice of meeting** - Members confirmed the delivery of notice for the members meeting in accordance with the HOA guidelines. All attending members were in favor of supporting the delivery of the Proof of notice.

Mark Pacheco raised that the board would like to vote on changing the ByLaws to allow the HOA to send members meeting notices via electronic

methods in addition to US Mail. The reason is to streamline the notification process and to reduce the amount of paper, cost and time for mailing the notifications. In addition, the members discussed using alternative methods to vote for changes such as electronic methods. The action is that the Board will provide the members the documentation of the proposed changes and will push the change to a vote. There was no opposition from any of the attending members at the meeting. We will consult with our HOA attorney to advise on the recommended direction for changing these items.

- ❖ **Approval of 2023 Annual members meeting minutes** - Mark Pacheco acknowledged the presentation of the 2022 annual meeting minutes on the HOA Website located at the link below. All members in attendance voted to approve the meeting minutes.

[Wildview HOA Annual Meeting 2022](#)

- ❖ **Financial Review - 2024 Budget Approval**

Dick Padgett provided an overview of the 2024 HOA budget by line item. No questions or concerns by the attending members and the budget was approved by all members in attendance.

- ❖ **Design Requests**

On behalf of Clipper Dolan, Dick Padgett provided an overview of all design requests that were submitted in 2023. There were no questions from the attending members on any of the requests that were presented.

- ❖ **Reports from 2022**

- **Entrances Update Jeanne**

- Confirmed areas that need to be maintained.
- Jeanne asked for recommendations on plantings. No recommendations were provided so Vicki and Jeanne will add a low water option.
- We are looking into having a landscaping company provide weekly weeding of the area around the planters.
- Jeanne will provide the board an update.

- **HOA Paint Palette Vicky**

- Vicky provided an update on the option for the board to add an approved palette to the HOA for homes being painted.
- All current home colors are grandfathered in for homeowners if they choose to keep the same color.
- Action
 - The board will send out the proposed palette and ask for feedback from the community prior to adding it to the design guidelines.

Proposed options can be found here -

<https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa/longmont/co/pleasant-valley-hoa>

- **Roads Update**

- Mark Provide and update on the progress of the Roads. Confirmed from Boulder county that they will not provide funding for any replacement options as it is the homeowners responsibility. All attending members agreed this needed to be done and were in support of continuing to evaluate the options. Further discussions will take place in the future on the appropriate way to take final action.

- Provide three options for homeowners to provide feedback on
 - Option 1
 - Mill & Overlay - Approx \$300k - Approx \$6500 per home 25 to 30 year expected life.
 - Option 2
 - Patch and seal - Approx \$65000 - Approx \$1400 per home. Every three years and replacement will still need to be done within the next 10 years.
 - Option 3
 - Do nothing - When the road is deteriorated beyond repair a full replacement will be needed. Approx \$400000 - Approx \$8300 per home. 25 to 30 years of expected life.
 - **Actions -**
 - We are going to explore more data from an Engineer
 - Steve Wisecup is connecting us with a referral.
 - Mark is going back to the contractors for more data.
 - We will provide an update to the community once further data is collected.

Current details can be found on the Website here [Roads – Wild View HOA](#)

- Outbuildings Collaboration

Mark Provided an update on the option to incorporate outbuildings into the community. The document below was provided for review. The homeowners attending were supportive of the idea and some homeowners raised this as a previous discussion with no forward moving traction. Homeowners expressed turn around of homeowners and change in aptitude to outbuildings.

- It was agreed by all that prior to continuing the effort a survey with the proposed revisions will go out to all homeowners for

review and response to the HOA if current homeowners would support such effort.

- If there was majority support then a group of homeowners would continue to develop the proposed document and present it to the community for an official vote of approval.
- If there is no majority the idea will be put to rest.
- Action
 - The HOA will send out a survey with the proposed idea.

Current details can be found on the Website here [Outbuildings – Wild View HOA](#)

- Election of Directors

Dick Padgett called to attending homeowners for options to take an existing board seat. No attending members volunteered.

Dick Padgett called to vote to approve Steve Atherton as and approved Board member. The attending homeowners voted unanimously to approve.

Dick Padgett called to vote to approve Mark Pacheco and Kris Wagner for a second 2 year term. The attending homeowners voted unanimously to approve.

- New and Unfinished Business

Due to recent inquiries from existing HOA members Mark Pacheco requested feedback from homeowners regarding neighborhood violations.

Dick Padgett provided an update to the attending members that there is no HOA committee that is responsible for actively walking the neighborhood for violations. He also communicated that it is not the responsibility of the board to be the neighborhood police.

We provided the guidance that every homeowner needs to be accountable to the rules and regulations and if they feel there is a violation they are welcomed to submit a request to the HOA to have further review. The board provided a submission form on the

website for this process. The attending members were asked if they would like the HOA to have a formal committee to actively walk the neighborhood and all attending members were not in favor of this idea.

Link to report a violation [Report a HOA Violation – Wild View HOA](#)

- No other new business was raised

Meeting Adjourned

- Meeting adjourned at 6:15 pm