

# WILDVIEW HOMEOWNERS ASSOCIATION

## ANNUAL MEMBERS MEETING MINUTES

September 20, 2025

---

**Meeting Date:** September 20, 2025

**Meeting Time:** 3:00 PM - 4:30 PM

**Location:** Rocky Mountain Church, Niwot, Colorado

**Meeting Called to Order:** 3:05 PM by President

---

## ATTENDANCE

**Members Present in Person:**

Lots 2 Yager, 4 Ventuca, 7 Huck, 9 Blair, 15 McDonald, 28 Enke, 29 Pachec, 30 Callies, 33 Marx, 35 Trytko, 38 Padgett, 41 Dolan, 45 Atherton & Nellis

**Members Represented by Proxy:**

Lots 5 Schrock, 18 Hudgens, 25 Maltz, 31 Harrison & Eash, 37 Cochrane & Montero, 40 Dixon, 42 Sullicav, 43 Wagner, 44 Olivera, 48 Bennett

**Total Representation:** 23 Lots

All attending homeowners introduced themselves and stated their lot locations.

---

## FINANCIAL REPORT

Richard reviewed the 2025 financial statements, highlighting the current reserve balance and budget considerations for annual social events planned for the community.

---

## **SOCIAL EVENTS**

Homeowners discussed various options for a community social event scheduled for January/February 2026. C Padgett volunteered to coordinate the event and will research and share potential options with the community.

---

## **BYLAW AMENDMENTS - VOTING RESULTS**

The Board confirmed that bylaw changes can be approved by majority vote with a quorum present. Notice of proposed changes was sent to all homeowners via mail and email prior to the meeting.

**The following bylaw amendments were UNANIMOUSLY APPROVED by all members in attendance and by proxy:**

### **Article II - Section 2. Voting**

**Amendment:** Added authorization for electronic voting methods (email and online voting) in addition to traditional mail voting. New text reads: "Votes by US Mail, E-Mail or Electronic Voting On-Line shall have the same effect as votes by written proxy."

### **Article III - Section 4. Notice of Meetings, Waiver of Notice**

**Amendment:** Meeting notices shall be delivered by email to the email address(es) provided to the Association by each Member.

### **Article III - Section 5. Adjourned Meetings**

**Amendment:** Added reference to electronic communication via email.

### **Article IV - Section 4(b). Powers and Duties**

**Amendment:** Rules and Regulations shall be delivered by email attachment or link to Association Website, or in person to each Member promptly upon adoption.

### **Article IV - Section 4(l). Powers and Duties**

**Amendment:** Financial statements shall be delivered by email attachment or link to Association Website at least ten (10) days prior to each Annual Meeting.

## **Article IV - Section 10. Annual Meeting**

**Amendment:** Board meeting notices shall be given to each director personally or by email at least three (3) days prior to the meeting.

## **Article IV - Section 12. Special Meetings**

**Amendment:** Special meeting notices shall be given personally or by email to the addresses of each director appearing on the books of the Association.

---

## **DESIGN GUIDELINE CHANGES**

Design Guideline changes require approval by two-thirds ( $\frac{2}{3}$ ) of all homeowners. As insufficient members were present to meet this threshold, the majority agreed to keep the annual meeting open until the December 6th Board meeting. This will allow continued electronic voting to achieve the required participation level. Members present will submit official votes through the provided link on the HOA website.

---

## **ROADS UPDATE**

The Board provided an update regarding discussions with Boulder County concerning a Public Improvement District (PID) for Wildview. Three options were presented:

**Option 1:** Pursue independent PID for Wildview on 2026 ballot

**Option 2:** Join with Niwot PID currently in progress (would require Niwot PID acceptance and inclusion of Wildview in their 2026 ballot initiative)

**Option 3:** Implement an HOA assessment to each home to pay over a one year or five year period, Estimated assessment per home range 6k to 12k. |

**Decision:** The majority agreed to pursue an HOA-funded project. Three homeowners volunteered to form a Roads Committee to work with the Board to determine exact costs and obligations for calculating the assessment amount per home. The committee will report findings at the December 6th Board Meeting.

---

## **BOARD ELECTIONS**

The President requested two new board member volunteers. No volunteers came forward during the meeting. The President will follow up with individual homeowners to solicit volunteers.

---

## **DESIGN COMMITTEE REPORT**

The Design Committee presented three design requests submitted over the past year that were reviewed and approved.

---

## **COMMUNITY MATTERS**

A homeowner requested that all residents be reminded to clean up after their pets when walking them through the neighborhood.

---

## **NEW BUSINESS**

Celeste will talk to Don regarding Trees blocking the intersection of Crestview Rd and Majestic

---

## **ADJOURNMENT**

**Meeting Status:** The meeting was NOT adjourned and will remain open until the December 6th Board Meeting to allow for continued electronic voting on Design Guideline changes.

---

**Minutes Prepared By:** HOA President

**Date:** September 20, 2025

**Minutes Approved By:** HOA President, HOA Treasure

**Date:** 9/24/2025

