

# WILDVIEW Board Meeting 12/13/2025

## ANNUAL MEMBERS MEETING MINUTES

December 13th, 2025

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**Meeting Date: December 13th, 2025**

**Meeting Time:** 10am

**Location:** Virtual Meeting using Google Meets

**Meeting Called to Order:** 10am

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## ATTENDANCE

**Members Present in Person:**

2 Yager, 9 Blair, 29 Pacheco, 38 Padgett, 45 Atherton & Nellis, 43 Wagner, 44 Oliver

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## ROADS UPDATE - Andy, Steve, Mark

The Roads Committee provided an update regarding discussions with Boulder County concerning a Public Improvement District (PID) for Wildview.

Based on further discussions with the County the committee recommended continuing to pursue the options to self finance.

**Option 1 Preferred:** Implement an HOA assessment to each home which will be determined based on total cost of roads divided by homes, Action: Mark will get updated quotes from two vendors to complete the work. Mark already provided recent estimates for materials which were estimated 230k. Further quotes will be evaluated.

**Option 2:** Pursue independent PID for Wildview on 2026 ballot. This would increase taxes into perpetuity. Requires much effort with low probability of action.

BOULDER COUNTY PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION  
PROJECT: Wildview RESURFACING PROJECT  
OPINION OF PROBABLE CONSTRUCTION COST-OPCC

<b>PUBLIC RECONSTRUCT 4.5 INCH HMA ON AGGERATE BASE</b>					
ITEM NO.	ITEM DESCRIPTION	UNIT	TOTAL UNITS	UNIT PRICE	TOTAL PRICE
306-01000	RECONDITIONING	SY	0	\$ 6.60	\$ -
304-06000	AGGERATE BASE COURSE - CLASS 6	TON	5,436	\$ 70.00	\$ 380,517.29
403-34641	Hot Mix Asphalt (Grading SX) (50) (PG 64-22)	TON	5,436	\$ 112.00	\$ 608,827.67
<i>PERCENTAGE DEPENDENT BID ITEMS (% USED)</i>					\$ 989,344.96
	Erosion Control (5%)	LS	1	5.0%	\$49,467
	Construction Surveying (5%)	LS	1	5.0%	\$49,467
	Mobilization (7%)	LS	1	7.0%	\$69,254
	Construction Traffic Control (15%)	LS	1	15.0%	\$148,402
<b>SUBTOTAL-PERCENTAGE DEPENDENT BID ITEMS</b>					<b>\$316,590</b>
<i>OTHER MISC COSTS</i>					
	Contingencies (10%)	LS	1	10.0%	\$98,934
<b>TOTAL</b>					<b>\$1,404,869.84</b>

**Option 2:** Join with Niwot PID currently in progress (would require Niwot PID acceptance and inclusion of Wildview in their 2026 ballot initiative) - We don't believe this would benefit Wildview as we have no control; over when our roads will be considered and taxes will be into perpetuity.

## SOCIAL EVENTS

C Padgett will continue to coordinate the event and will research and share potential options with the community.

## Design Guidelines - VOTING RESULTS

Discussed the results of the current votes. Only 23 out of 48 homes had voted the board agreed to make one last effort to notify homeowners that have not voted.

## BOARD ELECTIONS

The Board confirmed roles for 2026

Mark Pacheco President, Kris Wagner Vice President, Dick Padgett Treasurer, Vicki Blair Secretary, Steve Atherton Member at Large (Steve will be resigning when he sells his house)

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## **NEW BUSINESS**

No new business

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## **ADJOURNMENT**

**Meeting Status:** The meeting was adjourned and the board confirmed adjournment of the Annual meeting.

Next Board Meeting February 7th 9am

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**Minutes Prepared By:** HOA President

**Date:** December 12th 2025