WILD VIEW AT LITTLE GAYNOR LAKE HOA

Annual Homeowner Meeting — Official Minutes

Date: October 8, 2026

Location: Rocky Mountain Church, 6:00 PM

Attendance: 29 unique addresses represented (17 in attendance, 10 proxy only, 2 listed as both)

Call to Order — 6:00 PM

The meeting was called to order at 6:00 PM by the Board President. A quorum was confirmed — 29 unique addresses were represented (17 homeowners present in person, 10 represented by proxy only, 2 listed as both in person and by proxy). The Secretary certified all proxies as valid in accordance with the Association By-Laws. With quorum established, the Board confirmed the meeting could proceed and the agenda was approved.

Item 1 — Purpose of Meeting — 6:05 PM

The Board presented two key discoveries from the Association's attorney regarding the governing documents and road funding options available to Wild View HOA.

Item 2 — Document History — 6:10 PM

The history of the Association's covenants, amendments, and applicable vote thresholds was reviewed. The amendment structure and requirements for passage of changes to the governing documents were outlined for homeowners.

Item 3 — Financial Review — 6:15 PM

The Board **Treasurer** presented a review of the Association's current financial position, including reserve balances and operating funds.

Item 4 — Road Conditions — 6:20 PM

Current road conditions were presented along with repair cost estimates. A one-time HOA self-funded special assessment (estimated at $24,000 per lot) was outlined as the funding option under consideration. The PID pathway was not discussed at this meeting.

Item 5 — Proposed Amendment — 6:30 PM

The Third Amendment to the Covenants was presented with two options for homeowner consideration. Extended time was spent reviewing **Option A** and **Option B** in detail, including the amendment structure, ballot language, and vote threshold requirements. Homeowners asked questions and discussion was held on the implications of each option.

Item 6 — Homeowner Vote — 6:45 PM

A vote was conducted on the proposed HOA special assessment for road repair. A threshold of 25 YES votes was required to pass.

Vote Tally

	In Attendance	By Proxy	Total
YES	13	8	**21**
NO	4	2	**6**
No vote recorded	2	—	2
Total represented	**19**	**12**	**29***

Result: MOTION DID NOT PASS. 21 YES votes fell 4 short of the 25 required.

Item 7 — Results and Next Steps — 6:55 PM

With the special assessment vote not reaching the required threshold, the road funding question remains open. A **Public Improvement District (PID)** through Boulder County is the only remaining funding pathway available to the neighborhood.

New Business

Covenant and Design Guideline Revision - Community-Led Initiative

A discussion was held regarding a community-led effort to review and revise both the Covenants and Design Guidelines. The objective is to modernize the governing documents to be less restrictive while preserving the character and property values of the neighborhood.

Direction from the discussion:

- The neighborhood will seek community volunteers to spearhead the revision process.
- Revised documents should focus on minimal, clear compliance standards rather than an extensive rule set.
- Standards should prevent conditions that reduce property values or deter prospective purchasers, while giving homeowners more flexibility on all other matters.
- The overall philosophy: keep the neighborhood feeling maintained and desirable with fewer restrictions.

This initiative will require the involvement of homeowners that are willing to actively participate in the revision process, not just express support. Homeowners are encouraged to identify a neighbor willing to serve as a neighborhood section leader to represent those homes. The goal is to build the committee organically through existing neighbor relationships across the different sections of the community. Talk between your neighbors and send your interest to office@wildviewhoa.com

Board Dissolution Discussion

The Board discussed the possibility of exploring dissolution of the Association. No action was taken. The Board will consult with Association counsel to understand available options before any further consideration.

Board Re-Election — 7:20 PM

The existing Board was presented for re-election. Per the By-Laws, Board members serve a two-year term. No volunteers came forward from the floor to serve on the Board. The existing Board was re-elected unanimously by those present and voting.

Result: Existing Board re-elected for a two-year term. Vote: Unanimous. No new volunteers.

Adjournment

The meeting was adjourned at 7:30 PM.

Minutes prepared by Wild View HOA Board — October 8, 2026

Attendance Record

29 households represented: 17 in person, 10 proxy only, 2 in attendance with proxy. **YES: 27 · NO: 2**

Address	Attendance	Submitted a Vote	Proxy Assigned To
7520 Crestview Dr	Proxy	Yes	Teresa Huck
7525 Crestview Dr	Proxy	Yes	Mark Pacheco
7539 Crestview Dr	In attendance	Yes	
7553 Crestview Dr	Proxy	Yes	Board of Directors
7556 Crestview Dr	In attendance	Yes	
7582 Crestview Dr	In attendance	**No**	
7586 Crestview Dr	In attendance	**No**	
7589 Crestview Dr	In attendance	Yes	
7602 Crestview Dr	In attendance	Yes	
7655 Crestview Dr	Proxy	Yes	Board of Directors
7656 Crestview Dr	In attendance	Yes	
7671 Crestview Dr	In attendance	Yes	
7700 Crestview Ln	Proxy	Yes	Board of Directors
7709 Crestview Ln	Proxy	Yes	Dick Padgett
7712 Crestview Ln	In attendance + proxy	Yes	Board of Directors
7714 Crestview Dr	Proxy	Yes	Board of Directors
7715 Crestview Ln	Proxy	Yes	Board of Directors
7719 Crestview Ln	In attendance	Yes	
7724 Crestview Ln	In attendance	Yes	
7732 Crestview Dr	In attendance	Yes	
7735 Crestview Ln	In attendance + proxy	Yes	Richard Padgett

Address	Attendance	Submitted a Vote	Proxy Assigned To
7736 Crestview Ln	In attendance	Yes	
7748 Crestview Ln	In attendance	Yes	
7749 Crestview Dr	Proxy	Yes	Board of Directors
7750 Crestview Dr	In attendance	Yes	
7760 Crestview Ln	In attendance	Yes	
7765 Crestview Dr	In attendance	Yes	
7768 Crestview Dr	Proxy	Yes	Nick Cowan
7772 Crestview Ln	In attendance	Yes	