



Community Association, Inc.
2017 ANNUAL MEETING
December 20th 5:00pm PM
Hosted at the Glenwild Golf and Country Club

MINUTES

(Minutes to be officially reviewed and adopted at the 2018 Annual Meeting)

ATTENDANCE

In attendance were Trustees: Brad Dickson, Bill Engvall, Mark Lucas, Lynn Postnieks and John West
Coopers HOA & HOA Staff: Gabe Chacon, James Stevenson, Lindsey Stevenson and Patty Winterer

Community Association Members in Attendance:

Alleva (Larry), Andersen (Doug), Archibald (Christine), Bell (Zita & Jay), Buranich (Matt), Burdiss (Kelly), Campbell (Marion), Chahine (Ken & Julie), Coleman (Ron), Craig (Dr. Richard), Crowe (Paul), Demmert (Brian), Dickson (Brad & Janet), Engvall (Gail & Bill), Halsey (Mindy & John), Hanson-Doppelheuer (Drs. Kirsten & John), Hitzelberger (Jane & Paul), Klee (Chris), Koch (Joe & Paige), Kolkman (Craig & Judy), Mahoney (Tim & Anne), Lucas (Mark & Pat), McPhun (Dan), Mehlman (Gary), Miller (Scott), Baker (Rob & Sandy), Mulvihill (Sean), O'Brien (Tim & Lisa), Parry (Rob and Kimber), Postnieks (Lynn), Puleo (Alice), Radandt (Lisa), Ragsdale (Kelly), Robinson (Sally & Eric), Sapp (Michael), Scaglione (Ron & Yvonne), Sherry (Tom and Gayle), Siegel (Danny & Diane), Soderlind (Carl & Susan), Sticinski (Deborah & Don), Stoddard (Charles), West (John & Janet), Alpern (Laura), Wozniak (Charlyne & Paul), Zieglowsky (Mara).

I. CALL MEETING TO ORDER/ INTRODUCTIONS

John West called the meeting to order welcoming all Community Association Members in attendance and thanking all members for their participation. John introduced Trustees Bill Engvall, Mark Lucas, Brad Dickson, and Lynn Postnieks. John thanked the members of the Board and the respective committees for their help and support

II. ANNOUNCEMENT OF QUORUM: John West announced that quorum had been obtained.

III. APPROVAL OF MINUTES – 2016 Annual Meeting

2016 Annual Meeting Minutes were included within the Annual meeting packet for review and approval. *(2016 Minutes were emailed to all Association members in February of 2017)*

Motion: A homeowner moved to approve the 2016 Annual meeting minutes as written.

2nd: Sean Mulvihill Motion carried

IV. OPENING COMMENTS – JOHN WEST:

John informed homeowners of the three available positions on the Board and the opportunity to vote. He invited the nominees to stand and give brief statements regarding their candidacy, however no nominees were present at the time. He also invited ad hoc nominees for the Board; there were no nominations from the floor at the time.

V. FINANCIAL REVIEW – BRAD DICKSON *(PLEASE NOTE ALL FIGURES ARE ROUNDED)*

2016 Operating & Capital Budget

Brad thanked the Finance Committee: Lorraine Waterhouse, Larry Alleva, Rick Mastain and Steve Quinn for their support on the finance committee over the past year in reviewing the annual audit, further analyzing a long-term capital/reserve study and developing the 2018 budget and ensuring all reserve funds are allocated appropriately to multiple FDIC accounts.

Brad noted that there were no financial surprises on either revenues or expenses in 2017 and the association remains financially healthy. Brad provided more detailed review on the following financial areas:

2017 Projected Y/E Fund Contributions (i.e. revenues): \$ 1.37M in projected revenues, which is comprised of 77% annual dues and 15% reinvestment fees.

2017 Projected Y/E Operating Expenses: \$915K (with labor, specifically Glenwild staff and gatehouse/security personnel generated more than two-thirds of operating expenses).

2017 Projected Y/E Capital Expenditures: \$211K down from previous year's expenditure of \$605K

2017 Projected Summary at Year End Dec. 31st (i.e. fund balance) estimated at \$2.64M.

2018 Operating & Capital Budget

Based on detailed financial evaluations with longer term studies the Board of trustees have approved a 3% dues increase for 2018, which will be \$5630/lot annually.

2018 Fund Contributions: \$1.37M which includes the dues increase and a forecasted Reinvestment Fee of \$200k.

2018 Operating Expenses: \$1.059M, an abnormal 16% increase over previous year, specifically to cover legal expenses, and branding activities.

2018 Capital Expenditures: \$978K, including \$375K for gatehouse which will require HOA vote.

Brad reported that the Association does have the financial wherewithal to invest in new infrastructure projects without putting additional risk on the long-term maintenance capital plan. Brad additionally noted that third party financial audits have been conducted on an annual basis and advised that no irregularities were identified last year. The Finance Committee and Trustees are working to establish an association brokerage account that will allow more efficient and consolidated reserve banking while maintaining proper FDIC protections. The Trustees are expected to finalize the investment protocols and procedures by the end of Q1 2018.

VI. BOARD AND COMMITTEE REPORTS

Architectural Committee – Mark Lucas

Mark Lucas introduced the members of the architectural review committee: Joe Koch, Annie Mastain, Janet West, and Kelly Ragsdale. He announced that Rob Nielson and Kevin Horn are the architect consultants who have been hired to advise the committee and to complete all requisite construction inspections and final releases.

Mark reported that it has been an active year with: six (6) homes under review which will likely receive final approval in the next 30-120 days; six (6) homes that are currently under construction; and three (3) homes that are seeking permits from the County and will commence construction in the next 30-90 days. 121 homes are built, making Glenwild 63% built out.

In reviewing additional 2017 ARC accomplishments, Kelly Ragsdale and Annie Mastain dedicated themselves to a top down review and update of the Design Guidelines with allowances for architectural trends, new materials and new technologies while maintaining the overriding design principles of Glenwild. The Design Guidelines were ratified by the Trustees in April, after hosting the requisite community meeting. The Committee also approved an increase in the Construction Deposit from \$10,000 to \$25,000 to ensure compliance and increased new design fees so that money for the architects is not paid by the HOA. The ARC is and will be involved in the oversight of the future Gatehouse renovation.

Mark introduced Patty Winterer to discuss, in more detail, the proposed Main Gatehouse Renovation:

Gatehouse Capacity Analysis – Patty Winterer

Patty Winterer reported that the trend in online ordering has significantly changed the needs for the gatehouse with the gatehouse reaching capacity in 1-2 years. She mentioned the remodel option with automated package tracking, additional space for holiday/vacation holds, expanded daily mail box and larger visibility for the gatehouse.

Patty took questions from the audience, first regarding oversized packages and responded that the gatehouse personnel needs the discretion to send delivery personnel direct to the home without leaving oversized packages at the gatehouse. The second question concerned a drop-off /out-going mail box. It was noted that a mail drop was being included in the renovation plans.

Road Edge Design – Mark Lucas

Mark introduced the issue of road edge landscape design that affects the integrity of the roads, especially when hit by

snowplows. Kelly Ragsdale (ARC member) undertook a study to determine the cost of laying an 18-inch buffer between homes and the road. However, Mark reported that the cost came between \$300k to \$400k, which the Board determined was too expensive. The Board will be looking at alternatives that are less expensive. Mark asked homeowners for their cooperation in not designing within 18-inch of the road edge.

Branding – Mark Lucas

Mark introduced Rob Baker and together presented the ideas associated with the full community branding analysis. Mark reported that the community had not been managing the brand to the benefit of Homeowners. Mark reported that various ad agencies were interviewed, and BWP in Salt Lake City was chosen. They helped shape the brand position and image, brand guidelines, and materials to share with realtors, licensees, etc.

Mark read the “Brand Persona” and Rob remarked that the statement was the result of interviews with Association members and communications with the marketing firm. Mark and Rob noted that they invite homeowner comments and that the information presented is a work in progress.

Lifestyle Experience Center – Mark Lucas

Mark reported on conversations with different realtors following the expiration of the contract with Glenwild Realty. He reported that the realtors all had very positive connotations with Glenwild. He further discussed the relationship with Greater Park City Properties, now Cooper’s HOA and Cooper’s Luxury Home Collection, and their future presence in the Lifestyle center alongside Summit Sotheby’s. Thomas Wright, owner of Summit Sotheby’s, and James Stevenson, owner of Cooper’s HOA/LHC were both introduced to the membership in attendance. Mark reported that the goal between now and April 1st is to renovate the sales office and come up with a complete understanding of the services that will be offered.

Thomas Wright, a Glenwild club member, spoke briefly about Summit Sotheby’s and their ability to tell the Glenwild story to prospective buyers. He also introduced Molly Campbell, one of the agents who will be staffing the Sotheby’s office at the Glenwild lifestyle center.

James Stevenson spoke about Cooper’s Luxury Home Collection and the vision for services that will be offered to homeowners. He differentiated between the HOA and LHC sides of the business and offered a packet for more materials.

Social Activities – Bill Engvall

Bill Engvall reported that the Board, recently established a Social Committee to coordinate more HOA social events and activities. Bill introduced the social committee: Kandace Dato, Shelley Marshall, Diana Ragsdale, Gail Engvall and Bill serving as chair. Bill announced the first event will be held the end of January and will be a Full Moon snowshoe event. The committee is working on additional events and will be making announcements to the membership soon.

Trail System – Patty Winterer/John West

John presented the Trails Master Plan and the research undertaken by the Board to investigate ways to develop private community trails and to improve walkable connectivity to key areas in the neighborhood including the Club. He reported that Avid Trails was contracted to develop a preliminary Master Plan. Avid Trails, after completing multiple site visits and stakeholder meetings with the Trustees has completed a preliminary/conceptual Master Plan.

Patty noted that connecting trails via easements is challenging and that some common area trail propositions have additional challenges. Avid Trails has come up with a single-track trail that is independent of the public trails system. The two trails mentioned could be connected to more options but would require connecting to or crossing over the existing public trails. It was noted that some trails may be developed for pedestrian only use, while mixed use trails may allow 1-way only bike traffic. Patty quickly asked homeowners for a straw poll as to whether individual owners would allow a trails easement at/near or over their private Glenwild; by show of hands there was limited support for easements on private lots. It was noted that the Board will be soliciting members to appoint to a Trails Committee to further study this community issue. Patty then asked for a straw poll on exclusively walking versus mixed-use trails. A homeowner asked about the option of including The Preserve for access in exchange for more space for trails. The Board and future Trails Committee will continue to analyze all options and request community input.

Bitner Ranch Road – Danny Siegel

Danny reported that the Bitner Ranch Road Association (“BRRRA”) was formed several years ago with representatives from each of the major communities along Bitner Ranch Road. He noted that the current concern is keeping the road safe and have recently completed a 3rd party road analysis to determine the capital improvement needs. The results of the analysis will be used as updated bids for a comprehensive repair are solicited over the next few months.

Club Transition – John West

John reported that consultants, specializing in golf club transition, have been hired to assess the Club and review and assist

with due diligence items. Although many questions remain the process of transitioning from DMB owned Club to a Member owned Club is well underway. Once the transition is complete, a new Board will be elected to manage the club. John also discussed the differentiation that currently exists between the HOA and the club that is causing complications. John remarked that attorney, Van Tengberg, has been hired to represent the HOA in negotiations including, but not limited to, licensing and cost sharing between the HOA and Club. John noted that continued transition communications will be sent to all Association Members.

VII. MEMBERSHIP Q&A

1) Member inquiry about community speeding-

The Board responded that the presence of the community patrol vehicle and additional stop signs have slowed speeding vehicles noticeably. It was further noted that the placement of the car was related to the issue of bicycle traffic and construction traffic attempting access via Glenwild Drive (“wiggly mile”). Some other homeowners noted that they had not seen reduced speeds and found fault with how the officer conducted his duties. Board to continue to review this community program for increased efficiencies and effectiveness.

2) Preserve HOA

VIII. ANNOUNCEMENT OF BALLOT RESULTS

It was announced that John West, Tom Sherry and Larry Alleva were elected the Board of Trustees. The Board thanked all candidates running for election.

IX. ADJOURNMENT: Motion: John West moved to adjourn the 2017 Annual Meeting at 6:50pm 2nd: Brad Dickson The meeting officially adjourned at 6:50pm

The Board of Trustees invited all attendees to stay and enjoy a dinner/social event hosted by the Association and prepared by the Glenwild Club.