



**Glenwild Community Association
Annual General Meeting
January 22nd, 2020
4:30pm at the Glenwild Clubhouse**

Meeting Minutes

● **Welcome and Introductions - Mark Lucas**

- Mark Lucas called the meeting to order at 4:32pm
- Board Members in Attendance: Mark Lucas (President), Amy Kamisher (Vice President), Tom Sherry, Larry Alleva, and Barry Dennis
- Association Members in Attendance: Baber (Kenneth), Chahine(Ken), Lucas (Mark & Pat), Alleva (Larry), Scaglione (Ron & Yvonne), Menzel (Garry & Mary), Cunningham (Charles & Gretchen), Puleo (Frank & Alice), Lebwohl (Jason), Baker (Rob & Sandra), Amorim (Manoel), Urrechaga (Tiffany), Wozniak (Paul & Charlyne), Dennis (Barry & Carrie), Chalker (John & Bonnie), Mastain (Rick & Annie), Sherry (Tom & Gayle), Amiel (Jack), Dickson (Brad & Janet), Gladson (Elena), Hickox (David), Audell (Harry & Margaret), Sticinski (Deborah), Hanson-Doppelheuer (Kirsten & John), Craig (Richard & Linda), Wing (Scott & Susan), Bell (Jay & Zita), Parry (Robert & Kimber), Nieroth (Alex), Rubenstein (Jonathan), Kolkman(Craig & Judy), Chisholm-Multz (Hailey & Ryan), Benson (Scott), Chachas (George & Cheryl), Witte (Wayne & Missy), Waterhouse (Lorraine)
- It was announced that quorum was achieved in accordance with section 3.6 of the Bylaws of the Glenwild Community Association, Inc.

● **Approval of 2019 Meeting Minutes**

- A motion was made by Frank Puleo to approve the minutes, a 2nd was provided by Brad Dickson, the vote was all in favor.

● **2019 Year in Review - Mark Lucas**

- The HOA ended the year financially strong, on budget, and with a healthy reserve fund
- Due to the strong financial position of the Community, there will be no dues increase for the 2nd straight year. Dues remain at \$5,630/lot.
- Main Gate Renovation was completed, giving the Gatehouse staff much needed space for operating, along with more room for packages. Landscaping around the main entrance is the next project on the horizon and will be discussed later.
- Lifestyle Center is now a hub of activity and Sotheby's has been instrumental in helping Glenwild welcome many new Homeowners
- The HOA website, Glenwild.com, is back in control of the HOA. The website is designed to inform outsiders about the Community and offers Members resources for communicating with neighbors, access to Community documents, and Community Bulletin Boards.

- The Social Committee sponsored 4 events and will continue to be active moving forward, bringing the Community together for shared experiences.
 - Trails Committee completed 3 new connectors at the request of Homeowners, all of which have been being used and appreciated by Homeowners.
 - The ARC is very active, with sale prices up and available inventory down
 - House sales have increased along with higher prices per square foot, again thanks in part to Sotheby's hard work, specifically Molly Campbell who the Board thanks for her work.
 - The Emergency Preparedness Committee held 3 events throughout the year
 - CPR training and Avalanche Safety Course were great successes
 - The Board conducted a thorough Security and Safety analysis and brought security internally to the Community with the hiring of John Coyle. John will continue to work with the Board and Community as a whole to improve safety and security.
 - Glenwild has over 20 HOA members who are active on committees! The Board thanks all those who volunteer their time and expertise to the Community.
- **Financial Committee Reports - Barry Dennis and Larry Alleva**
 - The 2020 budget is based heavily on the 2019 budget, as there have been very few changes. As mentioned, overall the state of the HOA is very healthy.
 - Variances occur in:
 - Reinvestment fee, which is conservatively budgeted
 - Snow removal can go over budget due to out of season snowfall
 - Materials cost for road repairs, snow removal
 - The Financial Committee has begun using a ladder CD product for investing reserve funds, which simplifies the process for the HOA and provides suitable returns.
 - After reviewing our the updated capital reserve study, the Board has concluded that the Community is financially stable, and therefore there will be no need to raise dues, so for the 2nd straight year, dues remain at \$5,630.00
- **Committee Reports**
 - **ARC - Tom Sherry**
 - Tom Sherry first thanked Kelly Ragsdale for his service to the Community, as he recently has resigned from his role as Chair on the Committee.
 - Sandy Baker has joined the Committee; Tom Sherry has taken over the Chairperson role.
 - Glenwild has two architects who work with the Committee to help Homeowners through the process quickly while adhering to the Design Guidelines
 - Two (2) homes under design review
 - Thirteen (13) homes under active construction
 - One (1) home seeking permit with the County (Expected to Start Construction within 30-90 days)
 - 139 completed or active build homes (194 TOTAL LOTS)
 - 72% BUILD-OUT
 - Several other landscape and remodel plans under review by the Committee.
 - **Community Safety and Preparedness - Larry Alleva**
 - The Board along with John Coyle have been working tirelessly preparing for phase I/II of conversion to the new Gate Access System (gateaccess.net)

- Full Conversion with new access Cards and Owner APP being released early February. Communications to follow.
 - The HOA hosted the first Community CPR/AED Certification Course
 - The HOA hosted the first Community Know Before You Go Avalanche seminar
 - The Board continues to work on the Community Wildfire Fire Assessment with PCFD
 - The HOA is also towards registering Glenwild as a FireWise community
 - Upcoming events to include:
 - Emergency Egress Tours, Defensible Space Site Meetings, 2nd CPR/AED Course
- **Communications and Marketing Committee - Tom Sherry**
 - Conversion of Glenwild Community Website to (www.glenwild.com) was a success
 - The Board, along with Coopers, have expanded Community Newsletters and As Needed Communications to Community Association Members.
 - Five (5) newsletters distributed in 2019 in addition to specific community updates and notices.
 - Continued development of the Glenwild Communications Committee Plan to modernize Communications to be clear, easily-accessible, tailored and secure.
- **Trails and Recreation Committee**
 - Spring 2019 saw the completion of three (3) community loop trails. Connections are to existing public trails outside of the community, allowing easier access for Homeowners.
 - One at/near the Lifestyle Center
 - One off Hollyhock
 - The third off Glenwild Drive in Phase III (access to Cobblestone Trail) with access bridge.
 - Installation of Community Dog Waste Stations in three community locations
 - Completion of Recreational Survey – September 2019
 - Specific survey topics: Pickleball, Paddle Tennis, Trail-side exercise stations & Dog Park
 - No further action on these results at this time although Owner input is always welcomed.
 - The Committee would also like to solicit Owner input regarding the future of the park located on Purple Sage Drive .
- **Social Committee**
 - 2019 Events Included:
 - Full Moon Snowshoe (in collaboration with the Glenwild Club)
 - Spring BBQ in The Park with live music
 - Bike Demo Day (sponsored by Storm Cycle) where Homeowners had the opportunity to demo mountain bikes and electric bikes
 - Community “House Crawl” - The progressive cocktail party was a great success
 - A special Thank You to our hosts of the event: Manoel & Maria Amorim
Tami Ishida & Scott Knoll Lisa & Timothy O’Brien
 - Trick or Treat night returned for Halloween with over 40 kids
- **Glenwild Welcome Committee**

- The Welcome Committee reaches out to all new Glenwild Owners with a welcome basket, allowing new owners a way to connect with established Members.
- New Owners in 2019 Include:
 - James & Elizabeth Shirey
 - David Krajewski Kenneth & Kristin Baber
 - Christopher & Julie Bateman
 - Jeffrey & Carolyn Schwartz
 - Brian & Carol Bolus
 - Gary & Mary Menzel
 - Hailey Chisholm & Ryan Multz
 - Alex & Pamela Nieroth
 - Frank & Lisa Sheets
 - Brian & Laura Graff
 - Nick & Martha Stearns
 - Jason & Casey Leibold
 - Rod & Teddy Chamberlain
 - Susan & Scott Wing
 - Howard & Cindy Hochhauser

- **Bitner Ranch Road Association**
 - The HOA has been working with the County for over 10 years on the control and maintenance of this road, and it appears there may be a resolution in the coming years. This will potentially save the HOA significant money and the road will also be in better condition due to adhering to County standards.
 - The County is meeting January 22nd, 2020 to solicit feedback and discuss next steps.

- **Front Gate Landscape Renovation Project**
 - The goal of this project is to provide a progression of the landscaping, just as was done for the Gatehouse which was recently renovated after nearly 20 years.
 - Hardscaping is a large focus, as this will allow the area to meet Community Standards in both Fall and Spring, when less plantings are growing or being pruned for Winter
 - Questions: Alex Nieroth - Will the East Gate be addressed at this time as well?
 - The East Gate will be entirely revamped in the coming years as its own capital project, and therefore will not be included in this landscaping project. The HOA intends to bring the East Gate plan to Homeowners by Fall 2020.
 - Question: Will the new hardscaping have any HOA branding?
 - As of now, this is not included in the plans, but the Committee will happily address the possibility with the Contractor
 - Question: Frank Puleo - Will this project be funded through the Capital Reserve budget?
 - Yes, the HOA has the funds available through the Capital Reserve budget for this project

- **Q&A Session**
 - **Alex Nieroth Lot 166:** How does the Finance Committee plan for long term capital needs? Follow up question - How does the HOA decide to budget/not budget for marketing?

- Larry Alleva: The Board starts with an estimate of what future cost will be, then work with contractors to understand current and future material costs, along with keeping a current Reserve Study, which is available to any Member for review.
- Tom Sherry: The HOA does not perform marketing, as Sotheby's spends significant money on these services. Therefore, the HOA has decided upon "passive" marketing, which does not require any discernible budget. The Board, as always, is open to discussion on policy.
- **Kenneth Baber Lot 4:** ARC question - Does a remodel, including new roof, need to be brought to the ARC for review?
 - Tom Sherry: Yes, this would need to be reviewed by the ARC.
 - Mark Lucas: The ARC reviews all exterior projects to ensure adherence to the Design Guidelines, which protect all Homeowners.
- **Linda Craig Lot 154:** The budget shows an East Gate renovation budget of \$25,000, is this sufficient for the project described? Will the East Gate card reader be replaced during the ABDI switchover? Linda also proposed imposing a slower speed limit for construction traffic.
 - Mark Lucas: The East Gate renovation will be a very substantial Capital Expense that will need to be approved by the Homeowners and will be voted on in late 2020 or earlier 2021. Yes, the card reader and transponders will be replaced at both gates during the ABDI switchover. John Coyle will work with the Board on exploring the possibility of imposing a slower speed limit for construction vehicles.
- **John Chalker Lot 79:** What is the extent of John's duties in the Community?
 - Mark Lucas: John is here for the safety of the Community, not for the service of individual Homeowners. For serious or after hours emergencies, the local authorities (911) are still the first point of contact. John will be working with the Board to improve the policies and procedures for all Gatehouse staff, along with ensuring the Community as a whole is protected.
- **Jack Amiel Lot 93:** Does the HOA allow the Parade of Homes?
 - Mark Lucas: The HOA addresses this request on a case by case basis. Homes have been shown in the Parade of Homes in the past, with certain stipulations.
- **Manoel L. Amorim Lot 51:** Safety and security compared to other Communities seems to be lacking, what can the Guards do to ensure higher security moving forward, not including technology?
 - Mark Lucas: The Board agrees that John will need to work with all Gatehouse staff on being more vigilant on the current policies and procedures for Community access. The new GateAccess system will also help immensely with these issues, as the Gatehouse will be able to more actively track access.
- **Susan Soderlind Lot 73:** Susan agreed with Manuel's comments above regarding a lack of security and asked that the Guards put more effort into checking and verifying the identities of those entering the Community.
 - Mark Lucas: The Board agrees that John will address this issue immediately.
- **George Chachas Lot 190:** George raised an Issue with non-residents receiving access cards, as he believes that the HOA has no obligation to provide this service. He also asked if it is possible for the HOA to limit access hours for Club Members with the new system?
 - Mark Lucas: After much discussion with legal counsel it was recommended that the HOA must provide access to all Club Members, although there is grey area

regarding partial restriction of access, such as when the club is closed. Additionally, while we could force non-residents to use the guest lane, this would cause undue burden on our staff and require more manpower. It might also be a potential point of litigation from the Club. The Board will continue to review the possibilities moving forward, considering interests of both Homeowners and Club Members

- Tom Sherry: The new access cards will be able to track analytics in much more detail, which will allow the HOA to better serve both Members and non-Members.
 - **Zita Bell Lot 162:** Is there any way to control who a Homeowner gives their access cards to?
 - Mark Lucas: Moving forward, construction workers will have their own transponders that will be tracked, along with having restricted hours to ensure compliance with Glenwild construction rules and regulations, along with being deactivated after the project is done . This will help reduce the need for Homeowners to give their cards to service providers.
 - **Margaret Audell Lot 134:** Is it reasonable to have an update from the Board after 6 months of using the new ABDI system? Perhaps conduct a satisfaction survey?
 - Mark Lucas: This is an excellent idea, the HOA will communicate with Homeowners in the Fall of 2020 and solicit feedback.
 - **Linda Craig Lot 154:** Majority of Club Members are from outside the Community, can the HOA do anything to increase the number of HOA Club Members?
 - Mark Lucas: The majority of Homeowners (roughly 90%) are either Golf or Social Members already, and the Board agreed that this is mutually beneficial to both groups.
 - **Deborah Sticinski Lot 140:** Are the construction fines included in the budget or financials? Is there a limit to the amount of time a home may be under construction?
 - Mark Lucas: No, we do not budget to levy fines. The fine system is in place to protect the HOA, although the Board does its best to work with all Homeowners on completing construction. Currently, Owners are allotted 18 months for construction, with the possibility of a 6 month extension, at the discretion of the ARC and ultimately the Board of Directors.
- **Meeting Adjourned at 5:47pm**