



Community Association, Inc.
June 23rd, 2020 Board of Trustees Meeting – Regular Session
Time: 4:30pm – 5:30pm MST
HOA Lifestyle Center - 7085 Glenwild Drive
Meeting Minutes

1. CALL MEETING TO ORDER AT 4:30PM

Board Members in attendance: Mark Lucas, Amy Kamisher and Larry Alleva

Management in attendance: John Coyle, Brian Mehregan and Patty Winterer

2. INTRODUCTION OF MEMBERS IN ATTENDANCE

- Zita Bell
- Tiffany Urrechaga
- Paul Hitzelberger
- Susan Soderlind
- John Doppelheuer and Kirsten Hanson
- Bill & Gail Engvall
- David Allen
- Kristen Fletcher

3. NEW BUSINESS

a) Director of Community Safety & Relations Report – John Coyle

- Community Patrol Update
 - ABDI Gate Access system has been a great success with Homeowners and Contractors alike
 - John has begun using a radar “speed” camera to curtail speeding amongst Contractors with positive results
 - The Gatehouse will have an additional staff member on patrol during the next several weekends and on July 4th in the afternoon- evening for the fireworks presentation by the Club.
 - John gave a brief overview of the proposed camera enhancement project, upgrading the current 6 camera system to a 12 camera system and discussed the benefits and efficiencies of this upgrade. John noted that management is soliciting and reviewing additional proposals before executing any contracts.
 - Increased traffic on the wiggly mile has led to the introduction of an armband system that allows management staff to easily identify Homeowners vs. the general public. Armbands are available for pickup with John Coyle or at the Lifestyle Center

4. COMMUNITY UPDATES

a) Main Entry Landscape Completion - Larry Alleva & Amy Kamisher

- The landscape project is nearly complete. Final completion items include lighting, Glenwild signage and a few evergreens species along the owner access lane.
- The group thanked those who put their time and energy into this project and expressed their satisfaction with the final result. The Board noted that seal coat application will be completed in the near term to cover up some of the road damage caused by the heavy landscape equipment.

b) East Gate Improvements – Update - Patty Winterer

- A letter of engagement was approved by the Board with local architect Kevin Horn to commence on architectural plans, detailed site plans and civil engineering requirements.
- The project moves the east entry gates and gatehouse towards Bitner Ranch Road to allow for easier turnaround, improved security to the maintenance facility, improved community security and a much improved entry aesthetic for that access into the neighborhood.
- A resident made a suggestion to add a lighted sign on Bitner Ranch Road to allow easier navigation during the night. The Board will move forward with this suggestion as part of the east gate renovation planning.
- The architectural work is scheduled to be completed by September with solicitation of bids going out in early October. The Board is planning on presenting the project plans and cost analysis to the Membership at the 2020 Annual meeting (tentatively scheduled for January/February 2020) for a vote. If approved by the Membership, the project would start in spring of 2021

The Board is simultaneously reviewing options for a possible HOA maintenance facility to store HOA vehicles, maintenance equipment and seasonal snow removal equipment. This is in the early phases of proposal review.

5. COMMITTEE REPORTS

- a) ARC Update – *Mark Lucas in place for Tom Sherry*
- 11 active builds
 - 2 lots with final approval
 - 4 lots completed with final items to be addressed (bonds may be held)
 - 3 projects in design review with the ARC
 - Lot 99 Update
 - Thanks to Patty and Barry Dennis, Lot 99 has made significant improvements, although the July 31st completion date still seems unlikely. The Owner has accrued roughly \$50,000 in fines and continues to do so.
- b) Emergency Preparedness/Sec Task Force – *Larry Alleva*
- The Committee met on June 18th and covered many topics including potential events for 2020, Community traffic calming, emergency evacuation plans, ABDI usage and satisfaction, and wildfire preparedness. Updates to the community will be forthcoming on events.
- c) Communications & Marketing Committee – *Tiffany Urrechaga*
- Tiffany Urrechaga presented a preliminary Communications & Marketing update noting the following:
- External Marketing - How the Community portrays itself to the public and promotes property values
 - Summit Sothebys now maintains some of the the Glenwild website; most specifically they are properly linked to real time MLS data. The previous host company struggled with the RSS feed which often caused outdated listings. Coopers HOA is maintaining and updating all private HOA information and documents along with the public documents page.
 - Internal Communications - How the Community communicates with each other. The committee is working to understand what communications platform are or will be the most effective for homeowners. To that end the committee will be developing a community survey to gather additional information. The survey is expected to be ready for distribution by mid-summer.
- d) Trails & Recreation Committee – *Larry Alleva*
- Purple Sage Park: The Board had contemplated several options for the Purple Sage Park. The community did not provide substantive feedback; thus, the Park will remain as is with ongoing maintenance provided.
 - A Homeowner asked whether dogs were allowed at both parks, to which the Board confirmed they are allowed. Management will remove the No Dogs sign from Purple Sage park.
 - Mutt Mitt Station: A Homeowner suggested an additional Mutt Mitt station at the intersection of Glenwild Drive & Hollyhock (northeast corner of the community). Board will review and take action.
- e) Social Committee – *Patty Winterer*
- Yoga on the Deck has been a great success - next event June 25th at 8:30am . The class will run through July 9th.
 - Emergency Egress “e-bike field trip” being organized by John Coyle and the EPSC, tentatively being hosted late July.
- f) Welcome Committee – *Amy Kamisher*
- The Grants and Marshalls have recently moved in, although the Committee is waiting on “Welcome Baskets” given the Covid-19 situation.

6. FINANCIALS *Barry Dennis*

- a) Q1 2020 Financials - Current Community financials tracking according to budget
- b) Draft Audit - Report will be available for review by all Homeowners when final audit is adopted by the Board and the Finance Committee. This is expected to be available early August.

7. ADJOURN AT 5:40PM