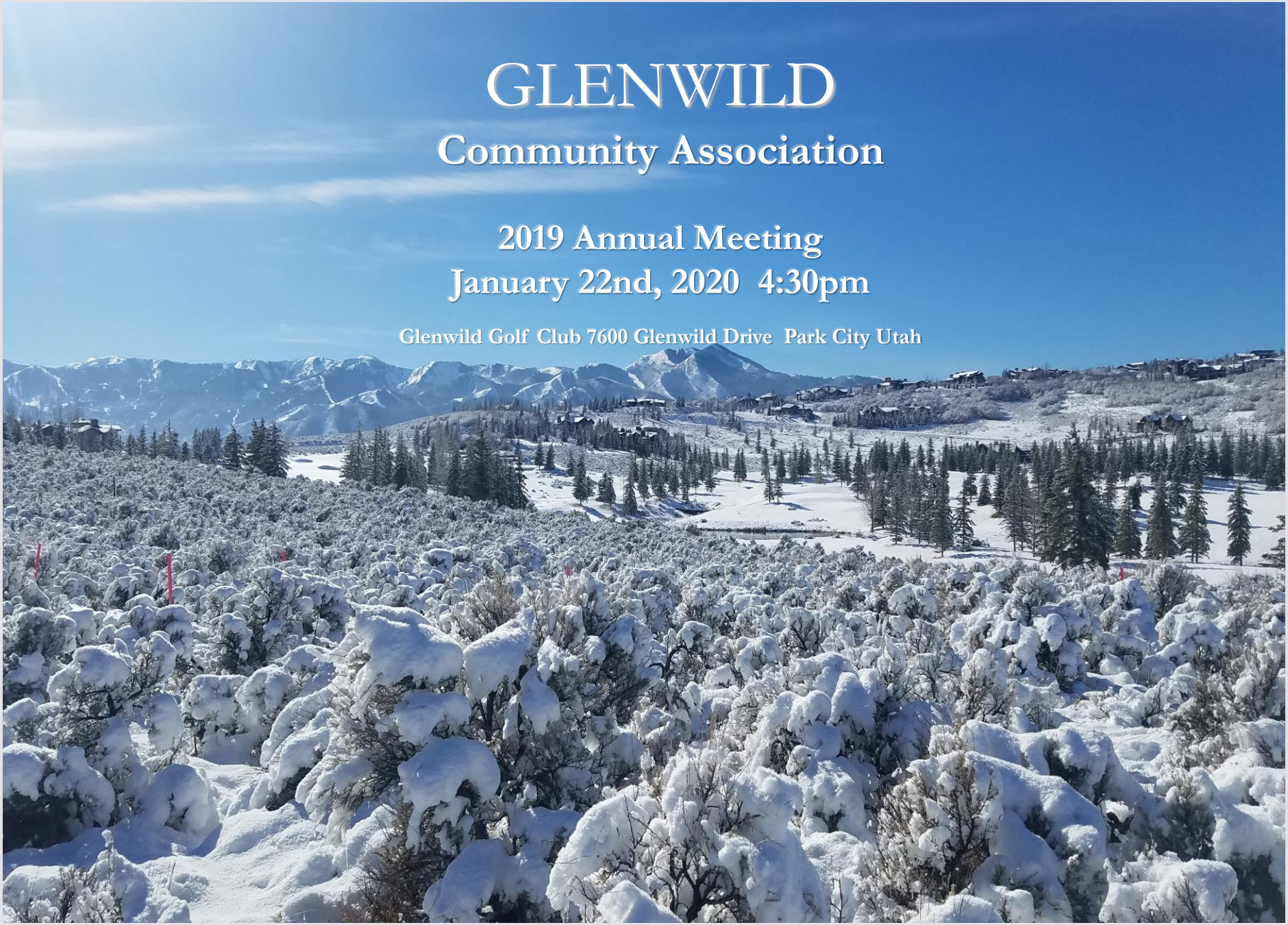

GLENWILD
Community Association
2019 Annual Meeting
January 22nd, 2020 4:30pm
Glenwild Golf Club 7600 Glenwild Drive Park City Utah



GLENWILD

Community Association

2019 ANNUAL MEETING

Mission and Vision

"…To manage the Glenwild Community Association in a manner that insures it remains more than a place to live, but a way of living …" **by maintaining:**

- **Its Quality & Diverse Architecture**
- **Its Common Areas - Roads, Community Parks, Gatehouses, etc.**
- **Its Owner Communications**
- **Its Adequate Reserve for Future Replacements**

WELCOME – CALL MEETING TO ORDER and INTRODUCTIONS

BOARD MEMBERS

Mark Lucas, President

Amy Starobin-Kamisher, Vice President

Larry Alleva, Treasurer *Trails & Recreation Comm Chair & Community Safety & Preparedness Committee*

Barry Dennis, *Finance Committee Chair*

Tom Sherry, *ARC Chair & Communications Chair*

ARCHITECTURAL REVIEW COMMITTEE

Tom Sherry, Chair

Joe Koch Susan Alleva

Mark Lucas Kevin Horn / Arch.

Rob Nielson / Arch.

FINANCE COMMITTEE

Barry Dennis, Chair

Larry Alleva Craig Kolkman Richard Mastain

Stephen Quinn

COMMUNITY SAFETY, EMERGENCY PREPAREDNESS

Larry Alleva, Chair

Diane Siegel Alice Puleo Dr. Kirsten Hanson

Jay Bell

WELCOME COMMITTEE

Lisa O'Brien, Chair

Loretta Hickox Kirsten Hanson Amy Kamisher

TRAILS & RECREATION COMMITTEE

Larry Alleva, Chair

Jay Bell Debora Sticinski Matt Buranich

Heath Gregory

SOCIAL COMMITTEE

Carrie Dennis, Chair

Amy Starobin-Kamisher Diana Ragsdale

Kandace Dato Gail Engvall Bill Engvall

COMMUNICATIONS & MARKETING COMMITTEE

Tom Sherry, Chair

MANAGEMENT COMPANY & CONTACTS
HOA Management Team

John Coyle – Director of Community Safety & Relations **801-664-1825** **johncoyle@glenwild.com**

Gabriel Chacon – Glenwild HOA Maintenance Mgr **435 - 901-3515** **gabriel@glenwild.com**

Brian Lewis – Glenwild HOA Maintenance Asst. Mgr **435-655-5320** **gatehouse@glenwild.com**

Patty Winterer – Glenwild HOA/ARC Director **435-649-5351 ext. 102** **patty@coopershoa.com**

Brian Mehregan – Glenwild HOA Manager **435-649-5351 ext. 104** **brian@coopershoa.com**

James Stevenson – Owner/Coopers HOA Management **435-649-5351** **james@cooperslhc.com**

Glenwild Community Association, Inc.
2019 Annual Meeting Agenda

I. CALL MEETING TO ORDER/ WELCOME/INTRODUCTIONS *Mark Lucas* **4:30pm**

II. APPROVAL OF MINUTES – 2018 Annual Meeting (a motion from any owner in attendance at the meeting will be requested for approval as written or with changes. Minutes sent to Members in advance) **4:35pm**

III. 2019 YEAR IN REVIEW *Mark Lucas* **4:40pm**

IV. FINANCIAL COMMITTEE REPORT *Barry Dennis* **4:50pm**

V. COMMITTEE REPORTS

- **a. Architectural Review Committee** *Tom Sherry* **5:00pm**
  - **i.** ***ARC Activity Update***
- **b. Community Safety & Preparedness Committee** *Larry Alleva*
- **c. Communications & Marketing Committee** *Tom Sherry*
- **d. Trails & Recreation Committee** *Larry Alleva*
- **e. Social Committee** *Carrie Dennis*
- **f. Welcome Committee** *Lisa O'Brien*
- **g. Bitner Ranch Road** *Mark Lucas*
- ***h.*** **Landscape Committee** *Larry Alleva & Amy Kamisher*
  - ***1. Discussion/Presentation of Proposed 2020 Main Gatehouse Landscape Improvements (vote to follow)***

VI. NOMINATIONS FROM FLOOR AND VOTE FOR three (3) BOARD MEMBER SEATS. **5:30pm**

Ballots were presented during check-in. After statements by candidates and call for nominees from the floor, ballots will be cast and collected.

Election results will be announced within 72 hours of meeting adjourned by Inspector of Election: Jess Adams, Coopers LHC Controller

VII. COMMUNITY ASSOCIATION QUESTIONS FROM FLOOR ***Mark Lucas*** **5:40pm**

Please wait to be acknowledged by the Board & receive the microphone.

VIII. ADJOURNMENT **6:10pm**

Glenwild Community Association, Inc.
2018 Annual Meeting Minutes
January 23rd, 2019 4:00pm
Location: Glenwild Golf Club, Park City Utah

I. CALL MEETING TO ORDER/ WELCOME/INTRODUCTIONS ***Mark Lucas***

Mark Lucas called the 2019 Annual Meeting of Members to order at 4:10.

Board Members in attendance included: Larry Alleva, Brad Dickson, Amy Kamisher, Mark Lucas, and Tom Sherry
Association Members in attendance included: Riley-Campbell (Marion & Robin), O'Brien (Timothy & Lisa), Halsey (John), Mulvihill (Sean), Lucas (Mark & Pat), Alleva (Larry), Scaglione (Ron & Yvonne), Koson (Jack), West (Janet), Baker (Barry), (Jump LLC agent), Baker (Sandra), Urrechaga (Tiffany), Kamisher (Eric & Amy), Wozniak(Charlyne), Dennis (Barry), Bukovinsky (Rich), Soderlind (Susan), Cahalan (Marianne), Chalker (John & Bonnie), Holt (Nicholas), Mastain (Annie), Alpern (Laura), Sherry (Tom and Gayle), Wright (Gary), Dato (Kandace), Stoddard (Charles), Dickson (Brad), McKay (Julie), Quinn (Stephen), Hickox (David & Loretta), Audell (Harry), Sticinski (Don & Deborah), Hanson-Doppelheuer (Kirsten & John), Engvall (Bill & Gail), Ragsdale (Kelly & Diana), Fletcher (Kristen), Parry (Robert), Kolkman (Craig & Judy), Salem (Bassam), Benson (Scott), Buranich (Matt), Witte (Wayne & Missy).

It was announced that quorum was achieved in accordance with section 3.6 of the Bylaws of the Glenwild Community Association, Inc.

Mark Lucas introduced all Board Members in attendance and Committee chairs. Board members included the newest member Amy Kamisher, Tom Sherry, Larry Alleva and Brad Dickson. The Board thanked Brad Dickson noting that Brad has served on the Board for the past 4 years and will not be seeking re-election. The Board and members in attendance extended their sincere gratitude for the years of service and expertise that Brad provided the community.

The following Committee Chairs were introduced: Kelly Ragsdale (*ARC Chair*), Larry Alleva (*Finance and Trails & Recreation Chair*), Tom Sherry (*Communications & Emergency Preparedness Chair)*, Carrie Dennis (Social Committee Chair), Lisa O'Brien (Welcome Committee Chair)

Coopers HOA Management*: James Stevenson & Patty Winterer* / HOA Management*: Gabriel Chacon*

II. APPROVAL OF MINUTES – 2017 Annual Meeting (a motion from any owner in attendance at the meeting will be requested for approval as written or with changes.

Motion to Approve: Kelly Ragsdale **2nd:** Tom Sherry **Vote:** All in favor

III. 2018 YEAR IN REVIEW – *Mark Lucas*

a. Annual Projects & Accomplishments – It was reported that in 2018 there were four (4) new committees formed making a total of 8 active neighborhood committees with 28 association members involved. The Board expressed their appreciation for the wonderful involvement by so many Association member. Specific committee accomplishments included a new HOA website (www.glenwildhoa.net*),* expansion to 5 community newsletters and a substantial renovation to the HOA office to become the newly updated Lifestyle Center. In addition to the renovation, a long term lease was negotiated with Summit Sotheby's to be the onsite Glenwild real estate presence. Sotheby's contributed monetarily to the Lifestyle Center renovation and worked with the Board on more expansive marketing efforts to broaden the exposure of Glenwild.

The Board welcomed Coopers Luxury Home Collection located in the Lifestyle Center to offer Owners a wide variety of home services including Ala Carte assistance to full-service property management. Coopers HOA continues to be the property management firm involved in the day to day operations of the Association with staff on site at the Lifestyle Center. Owners were invited to stop by the new renovated facility to see the improvements and enjoy the refreshments that are always on hand.

The Trails and Recreation Committee completed a community survey to facilitate the development of expanded, private, community trails. The Emergency Preparedness Committee worked closely with Park City Fire District as part of the Community Wildfire Prevention Program (CWPP) which is a county wide committee program of invited participants to expand on wildfire awareness. Glenwild will continue to be part of the CWPP

The Finance Committee focused on opportunities to improve yields on reserve funds held in savings accounts. The Finance committee reviewed the best opportunities for a Homeowners Association that limits/omits risk while increasing yields from current rates. The Finance Committee then provided their recommendation and investment policies to the Board suggesting that reserve funds be invested in a combination brokerage account (laddered CD's) and mutual fund offering. A more detailed report will be provided during the financial update.

A full moon snow event was hosted with great community participation. The Social Committee will continue to schedule HOA events, be on the lookout for invitations.

The approved Gatehouse renovation is scheduled to commence in early spring with an estimated late May completion. The ARC and Board have finalized the details of the contract.

IV. FINANCIAL COMMITTEE REPORT – *Brad Dickson*

2018 Year End Financials, 2019 Budget and a written financial overview were sent to all Association Members in advance of the meeting and presented at the meeting as part of the meeting packet.

Brad thanked Larry Alleva for leading the Finance Committee during the past year and the involvement of the Finance Committee: Rick Mastain, Barry Dennis, Lorraine Waterhouse and Stephen Quinn. The Finance Committee and the Board completed an annual Audit, using Shaw CPA and completed their review and recommendations to the Board to establish improved investment opportunities with a brokerage account and mutual fund opportunities. The Board approved the recommendations and investment policies submitted and a brokerage account has been opened through Wells Fargo Advisors along with a Fidelity Mutual Fund. All Association funds, including reserve funds, are FDIC insured. The brokerage account is in the form of laddered CDs that allows proper liquidity while maximizing returns.

2018 Financials: 2018 Reinvestment Fee income was over $500K for capital reserve contribution. Expenses ended at $1.038M within $1000 of budget. Capital expenditures were $131K with the largest portion attributed to the Lifestyle Center renovation. The 2018 year end capital fund balance is $3.2M with these funds invested in FDIC insured certificates of deposit.

It was interjected that the Finance Committees budgeting process approach is to complete a full bottoms-up projected year end cost analysis compared to prior year expenses. This review is completed with every income and expense line item. In addition to yearly operating expenses, the Association must be mindful to fund the annual capital contribution.

This contribution amount is determined by a 3rd party reserve study and internal review of conditions and needs. It was noted that the Associations largest capital asset are roads. In 2015 the long-term capital study was updated, and an annual reserve contribution was recommended at $303K per year. That target contribution amount is used as part of all financial reviews. It was further noted that stress test was completed to determine was threshold the Association may have for discretionary spending. Some improvements, such as the lower entry monument and Lifestyle Center renovation did not require any additional member funding. Another 3rd party reserve study will be completed in 2019 to confirm if the current annual contribution remains adequate.

2019 Financials: The Board has approved annual dues of $5630/Lot, this reflects no increase from 2018. Statements are to be emailed to all Association Members on January 24th. 2019 fund contribution is budgeted at $1.42M. Income includes dues and reinvestment fee income. Budgeted capital projects are set at $805K which includes a) Main Gatehouse Renovation, b) Bitner Ranch Road, c) Common Road Maintenance, d) Gate System Enhancement, e) Community Trail Development and a few smaller capital expenditures.

It was reported that a full 3rd party audit was completed for the 2017 fiscal year with no irregularities identified.

V. COMMITTEE REPORTS – Mark Lucas and Committee Chairs

a. Architectural Review Committee– *Kelly Ragsdale*

i. ***ARC Activity Update –*** Kelly Ragsdale introduced all ARC members including Susan Alleva, Annie Mastain (recently resigned), Joe Koch and Mark Lucas. Architects Kevin Horn and Rob Nielson were introduced as part of the ARC.

It was noted that 2018 was a busy year for the Committee. Five (5) homes are under review and seven homes are in active construction. Additional landscape and interior remodel projects are in review. The community is beginning to see larger scale renovations. Owners were encouraged to contact the ARC with any questions on projects that they may be contemplating.

ii. ***Main Gatehouse Renovation –Spring 2019 completion*** *- Mark Lucas*

ARC commenced on Main Gatehouse as the initial working committee. The Board took the project over in late 2018. It was noted that at a recent Board meeting, many owners commented that the project should work to maximize the total square footage to avoid any future expansion needs. The Board took that under advisement, revisited architectural plans and after several revisions they were able to increase the "add-on" by another 160 square feet or 70% increase from original plan. The Board negotiated the existing contract which resulted in an increase of $35K. This was higher than the originally approved capital expenditure. Board requested a vote by members to authorize the incremental expense.

Owner Question: Owner inquired as to the original square footage planned. Answer: 120 sq. ft. Total expansion will include 280 sq. ft.

In addition to the additional square footage the renovation will include new mailboxes, expanded package sorting and storage capabilities, and improved technologies. Part two of the renovation will be the conversion to an improved gate access system. This system is expected to roll out in late 2019. Owners were provided with renovation details in the meeting packet.

Board called for a vote on the incremental capital expenditure: Vote called, no opposition.

b. Communications Committee - *Tom Sherry*

Tom Sherry introduced the newest Committee member: Jamie Buranich.

It was reported that in early 2018 the new HOA website was introduced and substantially increased branding efforts were completed in collaboration with Sotheby's. It was noted that in 2019 the glenwild.com site will have a single landing page for both the Club and the HOA. Each party will then have a link to their individually developed sites.

General communications were expanded in 2018 with bi-monthly newsletters and supplemental communications on specific community issues. The committee completed two (2) surveys in 2018. The first was for the Gatehouse Access & Security and the second was for Community Trails. In 2019 a primary goal is to improve communication clarity and content.

c. Emergency Preparedness Committee *- Tom Sherry*

Tom introduced and thanked Committee members Alice Puleo, Diane Siegel, Dr. Michael Cahalan, Larry Alleva, Dr. Kirsten Hanson and Dr. John Doppelheuer.

Projects hosted by the EPC included a Park City Fire District ("PCFD") wildfire forum. This forum included not only wildfire information and planning but more specific planning for various emergencies including development and review of general evacuation, safe-zones, 72-hour Kits and the like. Beyond the forum, the HOA had PCFD complete a general community wildfire assessment. It was noted that Glenwild is a 'low risk' rating. With that said, there are some individual properties that could benefit from some enhanced defensible space.

An additional review of the community's evacuation points was reviewed with PCFD and all gates have the PCFD *Knox Box* system installed. An emergency egress map was included in the meeting packet for all members and is published on the HOA website. A residential Knox Box program is currently in development and will be distributed to members in an upcoming communication.

Dr. Kirsten Hanson reported on CPR/AED course offerings for community members, provided by PCFD. A minimum of 8 participants is required and cost is $40 per person. The EPC will be coordinating a course with a communication being distributed shortly.

d. Trails & Rec. Committee *- Larry Alleva*

Larry Alleva introduced and thanked committee members Debbie Sticinski, Matt Buranich, Jay Bell and Heath Gregory.

It was reported that a recreation/trails survey was completed in early 2018. The largest support from the members was for community connector trails. The Trails committee, with Board approval, will be installing three (3) private community trails that will connect to the public trail system. These trails will provide easy access to the public trails for Glenwild owners and create smaller, private, loop trails. Locations will include the Lifestyle Center, Hollyhock and a Glenwild Drive trail that will connect with the Cobblestone/Glenwild public trail system. Maps were available for distribution.

In 2018 the Trails Committee expanded to become *Trails & Recreation*. The Committee has been initially tasked with reviewing expanded community recreational opportunities/development. Initial research, albeit limited, has focused on what amenities could be developed and on what available common area parcels. Additionally, there is a desire to see if there can be any synergies with the Club on joint developments. Current preliminary suggestions have included: pickle ball, paddle tennis and frisbee golf. The committee will be advancing research on these and other possible improvements.

e. Social Committee *- Carrie Dennis*

Carrie Dennis introduced and thanked committee members Gail Engvall, Bill Engvall, Diana Ragsdale, Kandace Dato and Amy Kamisher.
In 2018 the newly formed Social Committee hosted four events throughout the year including a full moon snow shoe party, Spring BBQ, Halloween Costume Party, Trick or Treat event and Movie Night in the Park. Carrie reviewed upcoming events in development including the spring BBQ with band and dancing. Carrie invited all owners to share ideas/suggestions with the committee by contact Patty Winterer (Coopers HOA).

f. Welcome Committee *-Lisa O'Brien*

Lisa O'Brien introduced and thanked committee members Dr. Kirsten Hanson and Jamie Buranich. The committee has continued to set up a personal meeting with any new owners that are in town and take moment to deliver a gift basket, welcome new owners to the community and answer any questions that they may have.

g. Bitner Ranch Road **-** *Mark Lucas on behalf of BRRA Representative Danny Siegel*

Mark noted that the BRRA is made up of Board appointed representatives from Glenwild, The Preserve and Goshawk. This Association manages the private Bitner Ranch Road on the east side of Glenwild.

The substantive issue for the BRRA has been the multi-year discussion of potential connectivity to Silver Creek off Bitner Ranch Road. Should connectivity occur, Summit County becomes fully responsible for the section of Bitner Ranch Road up to and at the point of connectivity. This ongoing discussion has expanded in the past year. The BRRA has deferred embarking on a full restoration of the road in order to avoid a large expense on a section of roadway that would/could be taken over by the County in the near term. The BRRA continues to complete annual maintenance and monitor snow removal contracts and all necessary insurance components to maintain the road in a safe manner.

It was noted that a County hearing was taking place as of the date of this annual meeting with a management representative in attendance. Currently there are up to 4 points of connectivity by contemplated and studied by the County. Glenwild continues to budget their pro-rata obligation to have the road repaired (large scale) to be financially prudent.

VI. HOA & CLUB UPDATE - *Mark Lucas*

Mark reported that the HOA and the Club have finalized and executed a License Agreement. The Board feels the agreement is beneficial to both parties. The strength and validity of HOA owned trademarks, marks and domains were protected while provided the Club the flexibility that they required for their marketing and sales.

The Board discussed the ongoing issue of cost sharing by/between the HOA and the Club. The proposal to the Club was initially submitted to the Club under the direction of a previous Board. It was noted that the HOA CC&R's require that the HOA is obligated to provide access easement to the Club and its' members. The CC&R's are silent on cost sharing. Currently, the Club does not agree that cost sharing is permissible. The HOA interprets the governing documents differently and wants to pursue the issue in a productive matter for both parties.

Owners have asked the Board "what they can do" regarding the issue. It was stated that owners should submit comments on the matter to either the Club Board or the HOA Board.

VII. COMMUNITY ASSOCIATION QUESTIONS FROM FLOOR

Owner Question/Comment: (George Chachas) Mr. Chachas, HOA Member/non-golf, stated the he supports cost sharing and that negotiations should be done sooner than later and requested that the Board pursue vigorously.

Owner Question/Comment: (Marianne Cahalan) Mrs. Cahalan expressed concern about the increased use of Glenwild Drive (Wiggly Mile area) being used by contractors and delivery drivers that should be using the access off Bitner Ranch Road. It was suggested that signage could be placed on Bitner Road providing better direction/clarity.

Board agreed with the problem and stated that they have tried to work with Summit County over the years to request signage on Bitner Road (Count road). To date Summit County has not approved the installation of any signage. The Board added that when unauthorized drivers reach the Gatehouse, they are turned around. However, the Board noted that the situation can be improved upon.

Owner Question/Comment: (Craig Kolkman) Mr. Kolkman submitted two questions: 1) inquired about the 2019 projected interest income of $2500 given the increased yield on the brokerage account and 2) inquired about ownership and maintenance costs associated with east maintenance yard.

Item 1) Larry Alleva noted that the 2019 budget was prepared before the brokerage account was established. The interest income will be higher than budgeted and will be reflected in Q1 2019 financials. Item 2) The Board noted that the maintenance facility is owned and operated by the Club. The HOA has an easement to store the community dumpster. The HOA has seasonal allowance to store winter salt and a few GMS snow removal trucks. Additionally, Gabe Chacon has a small office located inside said facility. The Club does not charge for the seasonal storage or the office space. The HOA does plow the maintenance facility yard and provides some plowing services at the Club parking lot.

Owner Question/Comment: (Bill Engvall) Mr. Engvall inquired about trail access protocols and possible trespass from the adjacent public trails.

The Board noted that the Trails Committee discussed this issue at length as part of the connector trail development. The committee felt that users on the public trail are not heavily inclined to enter Glenwild as they are typically on a specific ride. It will need to be monitored heavily to determine if there needs to be any enforcement changes.

Owner Question/Comment: (Barry Baker) Mr. Baker submitted several questions/comments. 1) Why has the HOA not had reserve funds in higher yielding vehicles before now?

Larry Alleva noted that the Board started the investment review over a year ago. As a non-profit Homeowners Association there was extensive paperwork requirements associated with establishing the accounts. It was noted, however, that the account is now established and higher yields on reserve funds are forthcoming. Additionally, it was noted that the reserve monies have been built over time and with the current balance now in higher yielding accounts.

2) Inquiry on legal expenses associated with Trademark related expenses between Club and HOA. Barry asked to understand what the Trademark Agreement provides the HOA?

The Board noted that the actual legal expenses associated with the Trademark License agreement was approximately $8K. Separately, the Association was required to renew all Trademarks/Marks/Domains as part of the 10-year renewal with the US Patent & Trade Office. Holland & Hart completed this necessary work for the HOA.

Additional legal fees were associated with counsel engaged to assist the HOA with Club transition and the many possible outcomes/options of the transition that the HOA needed legal assistance. Said counsel had been hired by the previous Board. Current Board decided that the chosen legal counsel was helpful early on.

3) What are expected legal fees being contemplated for 2019 regarding cost sharing?

The HOA does not plan on starting litigation with the Club. The Board does plan on continuing discussions and options on cost sharing.

Owner Question/Comment: (Linda Craig) Mrs. Craig thanked the Board of Trustee for their work on the Trademark issues. Mrs. Craig inquired about 1) future improvement plans for the East Gate facility and 2) improved community patrol options and objectives.

Item 1) *Board noted that East Gate improvements are currently included in the long term capital planning. It was reviewed as part of the main gatehouse renovation but was determined that it is larger scale project that needs more substantive study.*

Item 2) Board commented that they do not feel Pride Security was an effective patrol model for Glenwild and that the Board is reviewing other options including the possibility of hiring a full time patrol staff member with vehicle. The EPC has been charged with researching the issue in more detail and make recommendations to the Board

Owner Question/Comment: (Barry Dennis) Mr. Dennis inquired about the options of reducing/eliminating any 3rd party patrol services and bring fully in-house.

Board confirmed that there is active review of what will be the best practice and policy for Glenwild moving forward on community patrol and expanded security/safety options in the community including financial impacts.

Owner Question/Comment: (Laura Alpern) Mrs. Alpern inquired about two items 1) community speed bumps and 2) community pet waste stations.

Board reported that waste station installation will be completed in 2019. Board noted that speed bumps/tables were studied in detail in prior years have been very controversial in the community. The Board is continuing to study alternate solutions to assist with community traffic calming.

Owner Question/Comment: (Dr. Kirsten Hanson) Dr. Hanson inquired about statistics of HOA members versus Club Members and individuals with joint memberships.

Board reported that the Club has approximately 355 members. There are approximately 117 HOA members that are Club members. The HOA is made up of 194 lots with 125 completed homes.

Owner Question/Comment: (Ron Scaglione) Mr. Scaglione inquired about construction use via Wiggly Mile and the option of installing a swinging low clearance bar as a deterrent.

Board will take this under advisement to see if that could be an option.

Owner Question/Comment: (Barry Baker) Mr. Baker inquired/discussed the issues of the Club and private golf cart usage and what should be permitted on common roads to/from the Club and asked if the HOA could get involved.

The Board commented that they understood the Club had recently decided on golf carts, the details of which were unknown. It was noted that the only HOA requirement is that golf carts must be street legal. The HOA does not have any input on what the Club can/will permit to be used on the golf course.

Owner Question/Comment: (Matt Buranich) Mr. Buranich inquired about 1) if the HOA has an exclusive Comcast agreement and 2) is there interest in community wide fiber option?

Board noted that Comcast does not have any exclusive contract with the Association. It was noted that when Comcast installed in the community the minimum density threshold had just been met and it was marginally feasible. The Board discussed the formation of a special committee to further research.

Owner Question/Comment: (Susan Soderlind) Mrs. Soderlind inquired about snow removal berming at the end of their radiant driveway.

Board noted that GMS is the contracted 3rd party contractor for common area snow removal. End of drive berm removal is not included in contract services. However, it was noted that this issue during large storm cycles can become an issue for many owners. The Board will review and see if there are options to provide owners with a private service that is priced in the aggregate for community members.

VIII. NOMINATIONS FROM FLOOR AND VOTE FOR two(2) BOARD MEMBER SEATS.

Ballots were presented during check-in. After statements by candidates and call for nominees from the floor, ballots will be cast and collected. Election results will be announced within 72 hours of meeting adjourned by Inspector of Election: Jess Adams, Coopers LHC Controller

Board noted that there are four (4) candidates running for two (2) positions. Larry Alleva, nominating committee chair reviewed the election policies including request for advanced nominees followed by Official Notice of meeting accompanied by a Designated Proxy.

Candidates included: Barry Dennis, Nick Holt, Lee Marshall and Mark Lucas (incumbent). Larry Alleva called for nominations form the floor: None submitted.

Each candidate in attendance was asked to provide a brief introduction to members in attendance. Candidates addressing the members were: Barry Dennis, Nick Holt, Lee Marshall and Mark Lucas.

Request for Ballots was made including an option for ballots previously submitted to be redacted and resubmitted. Coopers HOA retrieved all ballots. Ballots were submitted to Jess Adams (Coopers LHC), Inspector of Election for tallying.

IV. ADJOURNMENT -

The Board thanked all the members in attendance at the Meeting and for everyone's participation in the community over the past year. Members were invited to stay and socialize after the meeting with Association sponsored beverages and appetizers.

The meeting adjourned at 5:40pm

2019 year in Review

-Financially Strong, Healthy reserves
-Dues will remain flat for the second year in a row!
-Main Gate Renovation complete, landscaping next?
-Lifestyle center a hub of activity.
-Glenwild.com back in our stable.
-Social Committee sponsored 4 events.
-Trails Committee completed 3 new connectors.
-Arc very active, sale prices up, inventory down.
-Emergency Preparedness held 3 events.
-Security and Safety analysis complete, brought inside.
-John Coyle our new Director, patrol car leased.
-Over 20 HOA members active on committees!

Glenwild

FINANCIAL REPORTS

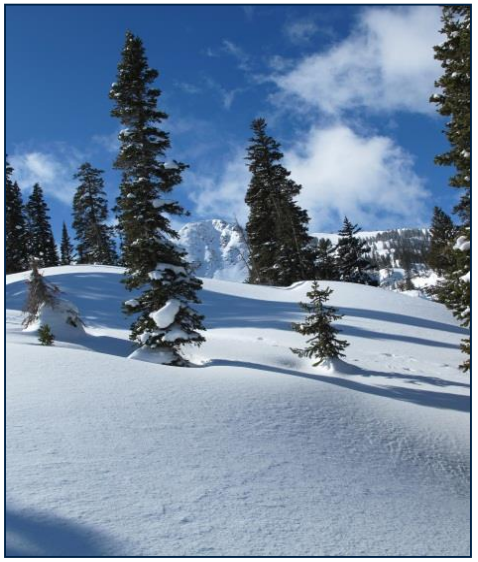
Barry Dennis

Finance Committee

Barry Dennis, Chair ***Larry Alleva***

Craig Kolkman ***Richard Mastain***

Stephen Quinn



2019 Financials and the 2020 Budget were distributed to all Association Members in advance of the meeting. Financials included with Check-In material

Financial Overview – 2019 Year End and 2020 Budget

Included with this memo is a summary of our 2019 year-end financials and 2020 budget. We want members to have time to review the financials prior to the Annual Meeting on January 22nd. These documents will be included with the meeting packet at check-in.

The Finance Committee and Board of Trustees are happy to announce that the Association remains fiscally strong. The Board of Trustees approved **annual dues for 2020 of $5630 per lot which is the same dues level from 2018 and 2019.** You will be receiving an email after the Annual Meeting with your 2020 Dues Statement, payable upon receipt. Statements are generated via QuickBooks so do keep an eye out for that incoming email notification. Should you have any questions about your statement please contact Coopers HOA at 435-649-5351 or email info@coopershoa.com

2019 Highlights:

- **Income** of $1.7M exceeded budget by over $280k due to higher than budgeted reinvestment fees received associated with the strong sales in 2019 (this is the 1% transfer fee on all real estate sales in Glenwild). The Finance Committee budgets this income conservatively, using a multi-year average as it fluctuates significantly year over year. Interest income in 2019 was substantially higher than budgeted as a result of the new Brokerage Account held with Wells Fargo. Reserve funds are now held in a laddered CD account, garnering 1.6% to 2.6% interest. Additional reserve funds are held in a Fidelity Prime Institutional Mutual Fund (FHPXX) with a current yield of 1.25%.

- **Operating Expenses** of $1.026M were lower than the budget of $1.071M. While there are always pluses and minuses, a few of the expense accounts worth noting included:

    - Out of Contract Snow Removal: *As a result of significant snow fall during the 2018-19 winter, the Association had additional snow removal expenses to keep roads clear and safe.*
    - *This effected the* Salt/Ice Melt account *as well, as it is over budget for the year.*
    - Design Review Expenses *are a direct pass through with Design Review Income offsetting expenses.*
    - Website, *the Association is moving away from their current website provider in 2020 to a more moderate hosting site that will reduce that overall expense in 2020. Specialty assistance was required in 2019 to migrate the community site to the new domain: www.glenwild.com*

- **Capital Expense** are $585k for 2019. The most significant expense was associated with the renovation of the Main Gatehouse, previously approved by Owners. The community road maintenance was slightly over budget as a result of having additional patching requirements.

- **Capital Fund Balance** will end the fiscal year at just over $3.5M. This includes the $303k annual reserve addition recommended by our Long-Term Capital Study and the additional $166k allocated towards our minimum contingency reserve. As previously discussed, we had out outside consultant perform an update capital reserve study, which confirmed that our conservative funding strategy is working as intended.

2020 Budget Highlights:

- **Income** is projected at $1.48M, including a projection of $250k reinvestment fee which can be highly variable as noted above. The largest change, year over year, is a result of the increased interest income from the brokerage account and mutual fund.
- **Operating Expense** is projected at $1.189M or approximately a 10% increase year over year. The substantive changes include: 1) addition of full time Director of Community Safety & Relations, 2) addition of a leased association vehicle, 3) hourly wage increase for Main Gatehouse staff.
- **Capital Expense** is projected to be $407k, which includes replacement of two (2)Maintenance ranger vehicles , upgrades to entry camera surveillance system, Gate motor upgrades, capital upgrades to both Purple Sage and East park facilities, capital road maintenance and Main Gatehouse landscape improvements (w/ community required vote during the Annual Meeting). The budgeted capital expenditures are part of the long-term capital study and field inspections.
- **Capital Fund Balance** at year end 2020 is projected to be $3.8M.
- **Capital Contribution:** As an Association continues to have annual capital maintenance expenses, it is important to understand the targeted Annual Capital Maintenance Contribution, before budgeted expenses. The 2020 capital contribution is budgeted at $290K which is meeting the recommended funding requirement.

We would ask that if you have any specific questions, please feel free to reach out to either of us at:

Larry Alleva, Board Member &Treasurer: larryalleva@gmail.com
Barry Dennis, Board Member & Finance Committee chair: barrydennis4@gmail.com

We would like to thank the other Finance Committee members for their service and contributions to the community:
Stephen Quinn, Richard Mastain and Craig Kolkman.

Regards,

Larry Alleva, *Board of Trustees & Treasurer*
Barry Dennis, *Board of Trustees & Finance Committee Chair*

Glenwild Community Association, Inc.
2019 Projected Year End Financials & 2020 Budget

	2019 Projected	2019 Budget	2020 Budget
INCOME			
DUES	1,092,220.00	1,092,220.00	1,092,220.00
DESIGN REVIEW FEES	46,650.00	30,000.00	30,000.00
LATE FEES	5,696.95	-	-
ROAD IMPACT FEES	11,000.00	-	-
REINVESTMENT FEE	429,095.00	250,000.00	250,000.00
NON COMPLIANCE FEE	9,350.00	-	-
UNREALIZED GAIN (LOSS)	5,395.00	-	-
Total Non TAXABLE INCOME	**1,599,406.95**	**1,372,220.00**	**1,372,220.00**
TAXABLE INCOME			
RENT INCOME	31,688.00	31,668.00	31,668.00
UT BROADBAND INCOME	11,400.96	11,400.00	11,742.00
INTEREST INCOME	57,674.62	2,500.00	65,000.00
Total TAXABLE INCOME	**100,763.58**	**45,568.00**	**108,410.00**
TOTAL INCOME	**1,700,170.53**	**1,417,788.00**	**1,480,630.00**
EXPENSES			
MAINTENANCE STAFF	127,931.75	120,000.00	133,000.00
EAST GATE STAFF	67,325.47	68,000.00	75,000.00
DIRECTOR OF COMM SFTY & RELATIONS	24,333.33	-	65,000.00
GATEHOUSE ASSISTANT - PART TIME	-	-	3,500.00
MAIN GATE STAFF	198,163.00	205,000.00	235,000.00
Total NON CONTRACT LABOR	**417,753.55**	**393,000.00**	**511,500.00**
LABOR RELATED TAX, INS, BNFT			
PAYROLL TAXES	33,026.00	36,000.00	36,000.00
WORKERS COMPENSATION	5,833.30	14,000.00	8,000.00
BONUS/COMMISSIONS	15,000.00	15,000.00	15,000.00
PAYROLL SERVICE FEE	12,000.00	12,000.00	12,000.00
Total LABOR RELATED TAX, INS, BNFT	**65,859.30**	**77,000.00**	**71,000.00**

	2019 Projected	2019 Budget	2020 Budget
CONTRACT LABOR			
CONTRACT SNOW REMOVAL	129,600.00	131,000.00	140,000.00
BYND CONTRACT SNOW REMOVAL	15,630.00	5,000.00	5,000.00
CONTRACT SNOW REMOVAL BRR	15,200.00	13,500.00	16,500.00
CONTRACT LANDSCAPE MAINTENANCE	15,878.26	30,000.00	27,000.00
CONTRACT TIP WEEVIL SPRAY	8,261.00	10,000.00	9,500.00
CONTRACT STREET SWEEPING	6,225.00	8,000.00	8,000.00
CONTRACT HOLIDAY LIGHTING/DECORATOR	6,398.42	7,000.00	7,000.00
CONTRACT PEST CONTROL	960.00	2,200.00	1,500.00
COMMUNITY VEHICLE-PATROL	6,088.00	25,000.00	4,500.00
Total CONTRACT LABOR	**204,240.68**	**231,700.00**	**219,000.00**
SUPPLIES EXPENSE			
SALT/ICE MELT	21,453.32	13,000.00	15,000.00
SEED/SOD/PLANTS/TREES/LANDSCAPE	6.09	10,000.00	10,000.00
FERTILIZER/CHEMICALS	360.63	1,500.00	1,500.00
FUEL/LUBRICANTS	6,542.06	5,800.00	7,500.00
SMALL TOOLS	113.77	1,500.00	1,500.00
IRRIGATION PARTS	1,839.04	4,000.00	4,000.00
GATES AND SIGNS	10,922.47	5,000.00	8,000.00
GATE TRANSPONDERS	5,590.57	-	-
ROADBASE/TOPSOIL	905.25	1,000.00	1,000.00
SNOW STAKES/SALTER/TOOLS	600.00	600.00	1,000.00
OFFICE/COMPUTER SUPPLIES	3,010.70	2,500.00	3,100.00
PRINTING/STATIONARY	511.97	600.00	600.00
UNIFORMS	3,645.75	5,000.00	5,000.00
Total SUPPLIES EXPENSE	**55,501.62**	**50,500.00**	**58,200.00**
MAINTENANCE EXPENSE			
MAINTENANCE - EQUIPMENT/TOOLS	2,103.18	1,500.00	2,300.00
MAINTENANCE - BUILDING/GENERAL	6,005.02	6,500.00	6,500.00
MAINTENANCE - JANITORIAL	4,076.69	5,000.00	5,000.00
MAINTENANCE - VEHICLE	4,187.44	3,000.00	4,500.00
EQUIPMENT RENTAL	-	2,000.00	2,000.00
Total MAINTENANCE EXPENSE	**16,372.33**	**18,000.00**	**20,300.00**

	2019 Projected	2019 Budget	2020 Budget
UTILITIES			
GAS	4,128.98	5,400.00	5,200.00
ELECTRIC	5,104.62	4,500.00	5,200.00
WATER	14,072.34	25,000.00	21,000.00
SEWER	520.68	500.00	650.00
REFUSE DISPOSAL	10,262.68	12,000.00	12,000.00
TELEPHONE SITE	4,934.44	5,500.00	5,500.00
TELEPHONE - CELL	1,276.97	1,500.00	1,500.00
Total UTILITIES	**40,300.71**	**54,400.00**	**51,050.00**
ADMINISTRATIVE EXP			
MANAGEMENT FEE	85,375.73	73,710.00	93,185.00
TELEPHONE-MGMT OFFICE	850.00	850.00	850.00
SUBSCRIPTIONS (EGNYTE-ADOBE)	3,470.62	600.00	3,500.00
ABDI SUBSCRIPTION	1,100.00	-	8,100.00
DESIGN REVIEW EXPENSES	44,447.18	30,000.00	30,000.00
WEB SITE	6,197.94	2,500.00	6,500.00
BANK FEES/NEW CHECKS	29.00	200.00	150.00
POSTAGE	56.11	500.00	250.00
LEGAL	11,267.13	40,000.00	15,000.00
AUDIT - REV	6,574.75	6,700.00	6,700.00
MEETING EXPENSE/CONF CALL	5,164.26	4,500.00	5,300.00
CAPITAL RESERVE STUDY	2,330.00	2,500.00	-
MARKETING/BRANDING	-	15,000.00	-
ANNUAL TAX PREP/FILING	400.00	350.00	400.00
LICENSES	10.00	250.00	200.00
HOA SOCIAL EVENTS	11,392.08	12,000.00	12,000.00
CONTINGENCY	-	-	25,000.00
JOBS/ADVERTISING	100.30	125.00	125.00
ROAD EVALUATIONS STUDY	2,000.00	2,000.00	-
Total ADMINISTRATIVE EXP	**180,765.10**	**191,785.00**	**207,260.00**

	2019 Projected	2019 Budget	2020 Budget
TAXES & INSURANCE			
PROPERTY TAX	208.82	500.00	200.00
FEDERAL TAX	10,400.00	9,000.00	11,500.00
STATE TAX	3,000.00	3,000.00	3,000.00
PROPERTY INSURANCE	19,162.86	17,600.00	21,500.00
DIRECTORS & OFFICERS	3,672.14	5,500.00	4,500.00
GATEHOUSE LIABILITY INS	8,080.86	12,300.00	9,500.00
INSURANCE BRR	1,373.47	1,200.00	1,475.00
Total TAXES & INSURANCE	**45,898.15**	**49,100.00**	**51,675.00**
ALLOWABLE DOUBTFUL EXPENSE	-	6,000.00	-
Total OTHER EXPENSES	**-**	**6,000.00**	**-**
Total OPERATING EXPENSES	**1,026,691.44**	**1,071,485.00**	**1,189,985.00**
CAPITAL EXPENSES			
MAIN GATEHOUSE IMPROVEMENT w/HOA Approval	406,392.22	410,000.00	-
EAST GATE IMPROVEMENTS	-	-	25,000.00
Total CAPITAL BUILDING MAINTENANCE	**406,392.22**	**410,000.00**	**25,000.00**
GENERAL ROAD MAINTENANCE	67,750.00	55,000.00	21,000.00
BITNER ROAD MAINTENANCE	14,750.00	255,000.00	95,000.00
Total CAPITAL ROAD MAINTENANCE	**82,500.00**	**310,000.00**	**116,000.00**
LANDSCAPE IMPROVEMENTS	7,647.62	-	120,000.00
IRRIGATION REPLACEMENT	-	-	30,000.00
EAST PARK IMPROVEMENTS	650.00	6,500.00	11,600.00
PURPLE SAGE PARK	-	-	21,000.00
PLOW BLADES	8,213.83	16,000.00	-
SNOW BLOWERS	-	3,800.00	-
COMMUNITY TRAIL	21,230.50	22,000.00	-
Total CAPITAL GROUNDS MAINTENANCE	**37,741.95**	**48,300.00**	**182,600.00**
GATE REPAIR / REPLACEMENT	-		40,800.00
GATE SYSTEM ENHANCEMENT	52,999.33	56,500.00	
SECURITY SURVEILLANCE SYSTEM	4,492.59	15,200.00	16,000.00
POLARIS RANGERS - REPLACE	-	-	26,500.00
CONTINGENCY	1,551.45	-	-
Total GENERAL COMMUNITY ENHANCEMENTS	**59,043.37**	**71,700.00**	**83,300.00**
Total CAPITAL EXPENSES	**585,677.54**	**840,000.00**	**406,900.00**
Other Expenses			
RESERVE ALLOCATION-DISCRETIONARY	**166,000.00**	**166,000.00**	**-**
Net Income	**(78,198.45)**	**(659,697.00)**	**(116,255.00)**
ANNUAL CAPITAL CONTRIBUTION	**673,479.09**	**346,303.00**	**290,645.00**

Committee Reports

Architectural Review Committee – *Tom Sherry*

Community Safety, Preparedness Committee – *Larry Alleva*

Communications & Marketing Committee – *Tom Sherry*

Trails & Recreation Committee – *Larry Alleva*

Social Committee – *Carrie Dennis*

Welcome Committee – *Lisa O'Brien*

Bitner Ranch Road Committee - Board

ARCHITECTURAL REVIEW COMMITTEE
("ARC")

MEMBERS

Tom Sherry (Chair), Susan Alleva, Joe Koch, Mark Lucas

3rd Party Architects: Kevin Horn & Rob Nielson

ARC COMMITTEE REPORT

Tom Sherry-Chair



ARCHITECTURAL REVIEW AND DEVELOPMENT STATISTICS

- **Two (2) HOMES UNDER DESIGN REVIEW**

- **Thirteen (13) HOMES UNDER ACTIVE CONSTRUCTION**

- **One (1) HOME SEEKING PERMITS WITH SUMMIT COUNTY**
  (Expected to Start Construction within 30-90 days)

139 COMPLETED or ACTIVE BUILD HOMES (194 TOTAL LOTS) 72% BUILD-OUT

- **SEVERAL LANDSCAPE & REMODEL PLANS UNDER REVIEW OR**
- **CONSIDERATION BY OWNERS**

Please note that any exterior modifications including, but not limited to, exterior modifications, landscaping, entry features and driveway improvements require approval by the Architectural Review Committee.

Communications & Marketing Committee

Tom Sherry

2019 Projects

Conversion of Glenwild Community Website to (www.glenwild.com)

Expanded Newsletters and As Needed Communications to Community Association Members. Five (5) Newsletter distributed in 2019 in addition to specific community updates and notices.

Development of Glenwild Communications Committee Plan to modernize Communications
so as to be Clear, Easily-Accessible, Tailored and Secure

Community Safety & Preparedness– Larry Alleva

Larry Alleva (Chair), Jay Bell, Dr. Kirsten Hanson, Alice Puleo and Diane Siegel.

2019 Projects

- ***Phase I/II of conversion to new Gate Access System (gateaccess.net)***

Full Conversion with new access Cards and Owner APP being released early February

- Hosted 1st Community CPR/AED Certification Course
- Hosted 1st Community Know Before You Go Avalanche seminar
- Community Wildfire Fire Assessment by PCFD (ongoing). Working towards registering Glenwild as a FireWise community.

Upcoming Events to Include:

Emergency Egress Tours
Defensible Space Site Meetings – Spring-Summer 2020
CPR/AED Course

TRAILS AND RECREATION COMMITTEE

Larry Alleva, Jay Bell, Heath Gregory and Deborah Sticinski

- **Spring 2019 saw the completion of three (3) community loop trails developed:**
  - Connections will be to existing public trails outside of the community
  - One at/near the Lifestyle Center
  - One off of Hollyhock
  - The third off of Glenwild Drive in Phase III (access to Cobblestone Trail) w access bridge.

- **Installation of Community Dog Waste Stations in three community locations**

- **Completion of Recreational Survey – September 2019 (**Specific survey topics: Pickle Ball, Paddle Tennis, Trail-side exercise stations & Dog Park)

GLENWILD SOCIAL COMMITTEE

Carrie Dennis (Chair), Kandace Dato, Bill Engvall, Gail Engvall,
Diana Ragsdale and Amy Kamisher

2019 Events Included:

Full Moon Snowshoe *(in collaboration with Glenwild Club)*
Spring BBQ in The Park!
Bike Demo Day (sponsored by Storm Cycle)
Community "House Crawl")
A special Thank You to our hosts of the event:
Manoel & Maria Amorim
Tami Ishida & Scott Knoll
Lisa & Timothy O'Brien

The Committee will be announcing HOA Social Events throughout the year, so Please Stay Tuned……

Please contact the HOA/Social committee if you would like to host an event or assist with coordination. 435-655-2942 or email info@coopershoa.com

GLENWILD WELCOME COMMITTEE

Lisa O'Brien (Chair), Kirsten Hanson, Loretta Hickox and Amy Kamisher

Committee Members coordinating "welcome visits" to all new Association Members and Providing New Owners with Member contact information to offer information and assistance on the relocation/ move-in process.
The Association would like to welcome the following new Association Members for 2019~

James & Elizabeth Shirey
David Krajeski
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 Lebwohl
Rod & Teddy Chamberlain
Susan & Scott Wing
Howard & Cindy Hochhauser

Bitner Ranch Road Association

Bitner Ranch Road Association Member Representatives

Laurie Zeller – Goshawk Steve Sobol (Craig Mogel/Alt) – Preserve Daniel Siegel – Glenwild

2019 Updates/Projects

- **Patching and Road edge expansion in multiple areas**
- **Multiple meetings with Summit County to continue Silver Creek connectivity dialogue. Three public County Council Meeting held in 2019**
- **Comprehensive Budgeting for multi-phase Restoration**

2020 Projects

- **BRRA working with Summit County to understand location and timing of Silver Creek Connectivity.**

- **Upper Bitner Ranch Road under review for full rehabilitation. (Phase I)**

GLENWILD COMMUNITY ASSOCIATION

RATIONALE AND VISION FOR PROPOSED ENTRANCE LANDSCAPE IMPROVEMENTS

Background/rationale

The Glenwild Community, including its primary entrance/Gatehouse, has been around for almost twenty years. In 2018, the expansion and renovation of the Gatehouse was completed. While the plantings around the entrance have been maintained, there has been little done over the years to update or enhance the appearance - - and some of the original plantings have died or are in need of replacement.

Our vision is to enhance the landscape/hardscape in a manner which will complement the rustic/mountain "look" at the Gatehouse.

Requests of contractors/scope

We went through a bid process with two top contractors: Earthworks and Eschenfelder. We were pleased with each of the proposals and could have easily gone with either contractor. However, after further interviews the HOA board is recommending that this work be performed by Earthworks.

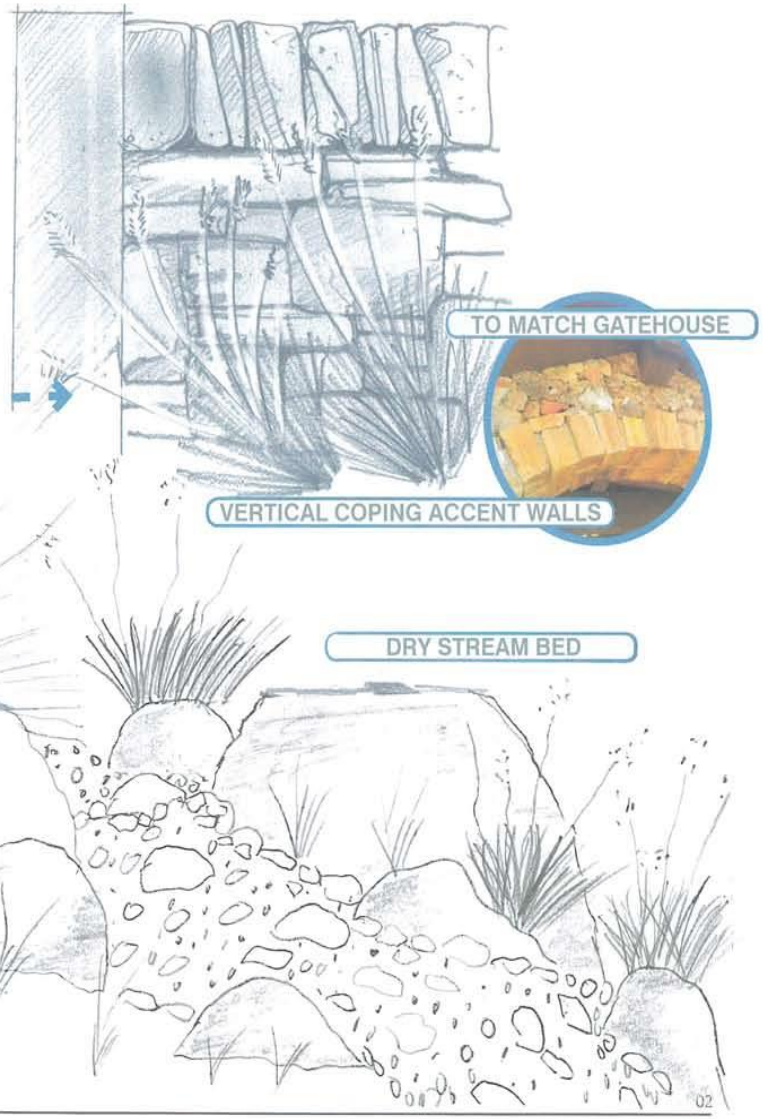
The HOA does envision a need for future, annual plantings of annuals and perennials, but probably more in the $2,000-5,000 cost range; however, such future investments are not part of the scope of this project and will instead be covered in the HOA's annual budgets.

Discussion at the January 2020 Annual Meeting

As the accompanying materials indicate, the core project is expected to cost approximately $120,000. The Board recommends approval. Excluded from this scope will be the need to fully assess the operating effectiveness of the existing entrance irrigation system. While it is proposed that this system be repaired/replaced as necessary (which could range from $20,000-30,000), any replacement would come by means of a separate, future bid from the contractors.

Glenwild's CC&Rs require the Board to secure Owners' approval of capital expenditures exceeding $100,000. Therefore, this will be a topic voted upon at the Annual Meeting. We encourage everyone to review the accompanying material in advance. While welcoming "high-level" comments and input at the meeting, and further input via email subsequent to the vote, as everyone appreciates it is infeasible to develop/refine the final design with involvement by the entire Community. Rather, the Landscaping Subcommittee, together with the full Board, will make such final decisions.





VIEW OF FOCAL WALLS (HARDSCAPE ELEMENT)

Following good principals regarding landscapes along a path the scheme integrates a focal point, and repetition along the periphery for a complete entry experience.
The accent walls can be washed with directional lighting,and also serve to balance the mass of the gate house, completing the entry experience.

Construction detailing take cues from the Gatehouse architecture.

GLENWILD GATE LANDSCAPE SPRING 2020

bockholt

LEGEND

1. STONE ACCENT WALLS 4'-5' TALL
2. BOULDERS + CLUMPGRASS + PERENNIALS
3. DRY STREAM BED
4. CONNECTING PATH
5. EXISTING TREES, PERENNIALS, & GROUNDCOVER UNDER PLANTINGS (TYP)



ASSOCIATION MEMBERS OPEN FLOOR
Discussion / Q&A

- *If you have a suggestion or comment please raise your hand and you will be acknowledged by the Board. A microphone will be delivered to you. State your name and address for the minutes.*

- *Please be succinct with your comments and suggestions. There will be an opportunity for a follow-up question/comment.*

- *Please direct questions and comments to the Board. We ask that you respect other individual opinions on matters and refrain from debates with individual community members during the meeting.*

ELECTION OF 2020 BOARD OF TRUSTEES

Call for Nominations from the Floor & Introduction of Candidates

VOTE FOR Three (3) SEATS ON THE BOARD.

- **Ballots were issued during the Check-In Process,** to Members in Good Standing for each unit or their designated Proxy.
- **Proxies** sent in advance to the Association have been received and recorded.
- **Once the Floor is closed to further nominations, then clearly mark your Ballot voting for up to Three (3) Candidates. (*Governing Documents prohibit cumulative voting*)**
- **Ballots** will be collected and submitted to the Inspector of Election.
- **Results will be announced within 72 hours by Inspector of Election**

ADJOURNMENT

Please join your neighbors after the meeting for a social with heavy hors d'oeuvres and beverages.

Demonstrations of the GateAccess.Net system will be held after the meetings with John Coyle and HOA staff



Thank You for Coming!