



Community Association, Inc.

**Board of Trustees Meeting**

**February 3, 2025, at 4:00 pm MST**

**Glenwild Lifestyle Center - 7085 Glenwild Drive**

***MEETING MINUTES***

**CALL MEETING TO ORDER:**

**4:11 pm**

- **Board Members in Attendance:**  
Alex Nieroth, Larry Alleva, Angie Kell, Rob Parry, Jeff Flegel (via Zoom)
- **Management in Attendance:**  
John Coyle, Jenna Cann, Jim Brown, James Stevenson (Zoom), Jess Adams (Zoom)
- **Homeowners in Attendance:**  
Margaret Audell

**APPROVAL OF MEETING MINUTES FROM 12.11.24**

Motion to approve by Larry Alleva, Seconded by Keith Alexander. Approved by all attending, no one opposed.

**NEW BUSINESS/UPDATES**

- Updated Survey Results
  - i. 61 responses to date, with multiple positive comments for the Board, staff, and amenities.
- Grounds Maintenance Manager Succession Discussion
  - i. John Coyle has discussed with James Stevenson a need for a succession plan for Bryan Lewis in the event he retires or is unavailable.
  - ii. Glenwild has requested that a member of Cooper's staff be trained in daily duties and the placement of Glenwild resources such as water and irrigation lines.
  - iii. The mapping of the Glenwild HOA irrigation system must be completed for it to be rebuilt. The Board requested that John contact the Glenwild Golf Club for existing maps.

**COMMUNITY ASSOCIATION MANAGER UPDATE – John Coyle**

- Snow Removal Update
  - i. Eschenfelder is doing a good job of snow removal with the storms received.
  - ii. Eric Feldhusen is having snow cleared at Purple Sage Park to allow for the installation of equipment at the well pump house.

**COMMUNITY SAFETY MANAGER UPDATE – Jim Brown**

- Jim Brown has assumed the duties of the Community Safety Manager.
- Jim has met with the contractors of the active build sites.

**REPORTS**

- **ARC – Jeff Flegel**
  - i. ARC Reports
    - Lot 117 – the exterior of the home, driveway, and pool are not completed. The 6<sup>th</sup> fine

- of \$10,000 was assessed today. The ARC has recommended to continue with the fining process as outlined in the Design Guidelines.
  - The Board concurred with the ARC's decision to continue with fines until the aforementioned items are completed.
- **Communications and Marketing Update – Angie Kell**
  - i. Website Updates
    - The revised member portal is in beta testing. The website has been simplified and streamlined for ease of use.
    - The member portal will utilize OTP a “one-time password” rather than a universal password, for greater security.
    - Angie is soliciting content for the next edition of the newsletter.
- **Trails and Recreation Committee Update – Jay Bell**
  - i. No updates.
- **Financial Committee Update – Keith Alexander /Larry Alleva**
  - i. FAQs and a summary of the reserve study will be added to the member portal.
- **Emergency and Preparedness / Wildfire Risk Mitigation Committee Update – Larry Alleva**
  - i. The Committee will meet this month (February). The Committee now has 8 members, 5 of whom are Board members.
  - ii. Three bids were presented, including Apex Fire Preparedness's proposal to widen the Snowberry Trail, create a helicopter landing/staging zone, and widen the ridgeline fuel break. Habitat Preserve's proposal to remediate dead sagebrush; and Wild Bill's Tree Service proposal to remediate Hollyhock.
  - iii. Larry received an email from the Swaner's CEO, who will walk the hillside (Wiggly Mile) with the Committee. Larry has had conversations with Greg Washa with the Utah State University regarding Glenwild's Fire Mitigation plans. Prescribed Burns are not currently in consideration.
- **Social/Welcome – John Coyle and Jenna Cann**
  - i. The Social Committee presented several potential 2025 event dates, and the Board agreed. The Committee requested that a save-the-date email be sent to the Community, followed by individual RSVPs for each individual event.
  - ii. The RSVP for the February Wine Social will be sent to the Community this week.
  - iii. A placeholder communication was approved, with a note that the dates are subject to change.

## **ACTION ITEMS REVIEW**

- Action Items were reviewed. All listed items are completed or are in progress.

## **FUTURE BOARD MEETING DATES**

- March Board meeting is scheduled for March 10, 2025, at 3:30pm (MST).
- April Board meeting is scheduled for April 7, 2025, at 3:30pm (MST).

## **Q & A – OPEN SESSION ATTENDEES**

- Q: Margaret Audell inquired if any Board Members are also currently serving on the Glenwild Golf Club Board. She acknowledged that the HOA and Club are two separate entities but inquired conflict of interest.

A: Jeff Flegel serves on both the Club and the HOA Boards. The HOA Board does not feel there is a conflict of interest. In the event of any perceived conflict, the conflicted member(s) will recuse themselves from the discussion.

Q: Margaret Audell inquired as to the use of rodenticide in Glenwild that might impact pets and predators. Margaret asked if she could work with John to provide the best practice for the use of such items within Glenwild to protect pets and wildlife.

A: The use of any pesticide(s) is not governed or controlled by the HOA and is at the discretion of the individual Homeowner.

## **ADJOURN OPEN SESSION**

**4:55 pm**