

GLENWILD HOMEOWNERS ASSOCIATION

CAPITAL RESERVE FUND

EXECUTIVE SUMMARY

The State of Utah stipulates that HOAs are required to develop a “capital reserve fund”, the purpose of which is to set monies aside over time for future capital projects (as defined). In addition, the Utah HOA Act requires HOAs to periodically conduct a *reserve analysis* to determine: (1) the need for a reserve fund to accumulate cash, and (2) the appropriate amount of any reserve fund. These estimates, are by their nature, highly judgmental.

The Glenwild HOA Declaration of Covenants, Conditions and Restrictions (CC&R) outlines the purpose of its reserve funds in Section 6.9 here: [\[CC&Rs\]](#)

Further background information regarding Glenwild HOA finances and its reserve funds can be found in the Frequently Asked Questions (FAQs) here: [\[Finance FAQs\]](#)

Glenwild’s Capital Reserve Fund balance at the end of 2024 was roughly \$4.5 million. The HOA *reserve analysis* provides a detailed listing of near-term and potential long-term capital projects that must be considered by the HOA. These include road/asphalt replacement, wildfire mitigation costs, irrigation replacement, Life Center improvements, tree replacements, noxious weed abatement, community trail development and bridge/culvert/aqueduct repair projects.

To be clear, the most significant capital project on the horizon for the HOA is a major replacement of the asphalt atop the 9.1 miles of roads inside Glenwild proper. This project is estimated to cost more than \$7.0 million.

The HOA board anticipates that the bulk of future reserve fund requirements will come from reinvestment fees collected by the HOA. Significant capital-reserve supporting details is available upon Owner request.