



Community Association, Inc.

Board of Trustees Open

Session Meeting

April 7, 2025, at 4:00 pm MST

Glenwild Lifestyle Center - 7085 Glenwild Drive

APPROVED MEETING MINUTES

CALL MEETING TO ORDER:

4:07 pm

- **Board Members in Attendance:**

Alex Nieroth, Larry Alleva, Angie Kell, Keith Alexander, Rob Parry (Zoom), Jeff Flegel (Zoom), Jay Bell (Zoom)

- **Management in Attendance:**

John Coyle, Jim Brown

APPROVAL OF MEETING MINUTES FROM 3.10.25

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

NEW BUSINESS/UPDATES – John Coyle

No items to discuss

COMMUNITY ASSOCIATION MANAGER UPDATE – John Coyle/Jim Brown

- i. Mountain Regional Water informed John that the pressure reduction valve housing will not be installed until 2026. Larry inquired about the impact to fire hydrants, if any. Larry reiterated the importance of ensuring that the hydrants are not affected by any work that Mountain Regional will be doing. John will contact Mountain Regional and receive written confirmation. Jeff recommended requiring Mountain Regional to have a fire truck onsite when switching valves.
- ii. The Board reviewed updated wording for the Rules and Regulations as it pertains to holiday lighting. The rule has been updated to comply with the Summit County Dark Sky Ordinance. John also reported that a few homes are still utilizing holiday lighting. John is going to identify these homes and notify them.
- iii. Brite Nites is offering a free service to inspect a home's current exterior lighting and determine Dark Sky compliance. There will be information included in the next community newsletter.

COMMUNITY SAFETY MANAGER UPDATE – Jim Brown

- i. Jim is working with a gentleman from the water company to provide any reports that may be requested by the Wildfire Mitigation Committee. The fire hydrants are tested every three years (the last test was completed in 2024). Larry inquired about the potential need to have the fire hydrants tested more frequently; John will ask Mike Owen with PCFD to weigh in.
- ii. Speeding in the community continues to be a problem, particularly on the Wiggly Mile. Jim continues to make efforts to speak to homeowners and guests who are caught speeding. A reminder will be included in the newsletter.

REPORTS

- **ARC – Jeff Flegel**
 - i. No update
- **Communications and Marketing Update – Angie Kell**
 - i. The member portal has been launched. Overall positive feedback from the community.
 - ii. The newsletter will be distributed in the next week or two.
- **Trails and Recreation Committee Update – Jay Bell**
 - i. No update
- **Financial Committee Update – Keith Alexander**
 - i. Keith presented a summary of the reserve study.
- **Emergency and Preparedness / Wildfire Risk Mitigation Committee Update – Larry Alleva**
 - i. Emergency Preparedness Committee will meet on April 15th. Items to be discussed include speeding, emergency access protocols, an emergency text system, among other items.
 - ii. Wildfire Risk Mitigation: Jay suggested creating a separate entity that includes various HOAs to help capture grants and collect funds from contributing HOAs. This is not an immediate need but an option to consider in the future.
- **Social/Welcome – John Coyle**
 - i. Welcome to Summer at the Lifestyle Center – June 26th, time TBD

NEW EMPLOYMENT AGREEMENT

- i. Larry motioned to approve a resolution that was discussed in the Executive Session. Keith and Angie seconded the motion and all approved. None opposed.

FUTURE BOARD MEETING DATES

- May Board meeting is scheduled for May 5, 2025, at 3:30pm (MST).
- June Board meeting is scheduled for June 9, 2025, at 3:30pm (MST).

ADJOURN OPEN SESSION

5:45 pm