



Community Association, Inc.

**Board of Trustees Meeting**

**May 5, 2025, at 4:00 pm MST**

**Glenwild Lifestyle Center - 7085 Glenwild Drive**

***FINAL MEETING MINUTES***

**CALL MEETING TO ORDER:**

**4:29 pm**

- **Board Members in Attendance:**

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

- **Management in Attendance:**

John Coyle, Jim Brown, James Stevenson, Kensi Robinson

**APPROVAL OF MEETING MINUTES FROM 4.7.25**

Motion to approve by Larry Allewa, seconded by Jay Bell. Approved by all attending, no one opposed.

**NEW BUSINESS/UPDATES – John Coyle**

- Conner Nelson with Apex Fire Preparedness presented a proposal to mitigate fire risk by enhancing fuel breaks and reducing dead brush in the community. The Board discussed areas that will be focused on, including parcels along Hollyhock and Glenwild Drive. The Board discussed a “not to exceed” number but ultimately decided that they would approve the initial proposal and then discuss further if additional work is necessary. Larry motioned to approve, and Jay seconded the vote to engage with Apex; all in favor, none opposed.
- The Board discussed the need for an irrigation consultant to map the community irrigation and coordinate with the Club for future irrigation needs. Larry motioned to approve engaging with Jim Ruelle, seconded by Rob Parry; all in favor, none opposed.

**COMMUNITY ASSOCIATION MANAGER UPDATE – John Coyle/Jim Brown**

- Alex motioned to approve and Larry seconded, updating wording as it relates to Holiday lighting in the Rules and Regulations and the Holiday Lighting Guidelines. All in favor, none opposed. John will notice the community of the updated rule as outlined in the governing documents.
- The East Park water main valve had previously broken and needed to be replaced. The work is completed.
- The Board discussed plowing the Snow Berry fire access road throughout the winter in case of emergency. Larry encouraged working with neighboring associations to gain gate access and coordinate the snow removal efforts.
- John presented the option of purchasing new deck furniture or updating/reusing the existing furniture. The Board agreed to reuse existing furniture for the time being. Jeff mentioned that the Club may be getting rid of some of their furniture. John will discuss with the Club.
- John met with a representative from Mountain Regional Water to discuss the pressure reduction valve project. The project was delayed due to another project that took priority. John will draft a letter to the County and MRW requesting this project be a priority next year.

- vi. John has not received any response from the Club about the excessive haul-out communication.

#### **COMMUNITY SAFETY MANAGER UPDATE – Jim Brown**

- i. Jim is working on putting together video tutorials that show how to access and unlock the emergency gates. Once complete, these videos will be uploaded to the website for community viewing.
- ii. John presented a bid from Eschenfelder for tree replacement. There will be trees replaced throughout the community.
- iii. Jim presented photos of the concrete near the East Gatehouse. The concrete is failing, and multiple vendors have recommended replacement. Jim is gathering a third bid before moving forward.
- iv. The cameras and gate reader at the East Gatehouse are not sending data; the cables were cut during a road project and were never repaired. Jim is getting an estimate for repairing the severed cables to reinstate the camera and reader to full operation.
- v. The Glenwild Jeep needs repairs; Jim gathered two bids. The Board approved a bid, and Jim will coordinate the service.

#### **REPORTS**

- **ARC – Jeff Flegel**
  - i. ARC Reports
    - ARC Report covered by John
    - Lot 117 has scheduled an onsite meeting with members of the ARC Committee to review the current status. The monthly fine is on hold pending that meeting.
    - Lot 86 has received approval on design and are estimated to break ground early Summer 2025.
- **Communications and Marketing Update – Angie Kell**
  - i. No Update
- **Trails and Recreation Committee Update – Jay Bell**
  - i. Dog stations and signage will be installed in the near future.
- **Financial Committee Update – Keith Alexander**
  - i. Keith presented the Q1 financial statements as of March 31, 2025. The association is in good standing and the Operational Budget is on track.
- **Emergency Preparedness / Wildfire Risk Mitigation Committee Update – Larry Alleva**
  - i. The Emergency Preparedness Committee is developing an evacuation plan for the community.
  - ii. The Wildfire Fair is scheduled for June 21<sup>st</sup> at Pinebrook Park.
  - iii. A survey inquiring about homeowner insurance coverage will be conducted.
- **Social/Welcome – John Coyle**
  - i. The Board approved the Summer Kickoff Party being moved from June 26<sup>th</sup> to June 30<sup>th</sup>.

#### **FUTURE BOARD MEETING DATES**

- June Board meeting is scheduled for June 9, 2025, at 3:30pm (MST).
- July Board meeting is scheduled for July 14, 2025, at 3:30pm (MST).

#### **ADJOURN OPEN SESSION**

**5:19 pm**