



Community Association, Inc.

**Board of Trustees Meeting**

**June 9, 2025, at 4:00 pm MST**

**Glenwild Lifestyle Center - 7085 Glenwild Drive**

***DRAFT MEETING MINUTES***

**CALL MEETING TO ORDER:**

**3:48 pm**

- **Board Members in Attendance:**

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

- **Management in Attendance:**

John Coyle, Jim Brown, James Stevenson, Kensi Robinson

**APPROVAL OF MEETING MINUTES FROM 5.5.25**

Motion to approve by Jay Bell, seconded by Angie Kell. Approved by all attending, no one opposed.

**NEW BUSINESS/UPDATES**

- i. Larry brought up the issue of personal exterior fire suppression systems that exist in the community. The Board discussed options for updating the Rules and Regulations to disallow these systems in the future. The Board agreed that personal fire suppression systems that utilize water from the main line are not considered safe for the community or in line with community initiatives. John will draft a change to the Rules and Regulations to present to the Board.

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

- i. The Board reviewed the response from Mountain Regional Water in regards to the pressure reduction valve project. Mountain Regional Water responded that a delay in the completion of the PRV project does not pose a threat to fire mitigation efforts or cause any other impacts to the community.
- ii. John presented updates to various areas of the community. Items to note include asphalt patching has been completed, both gatehouses are scheduled to be painted in the next few weeks, and Bryan has been installing aggregate along the road edge of the Wiggly Mile to help with erosion. Alex presented photos of road edge erosion throughout the community and the Board discussed options for road maintenance. John will engage Tim Biel to discuss options.
- iii. The Club well house project began construction June 2<sup>nd</sup>. Estimated time to complete the project is 60 days but John commented that a more realistic timeline would be closer to the end of September. Angie raised concerns about the open trenches; John will follow up with the project manager to ensure safety measures are being taken.
- iv. Alex updated the Board with the current status of Reinvestment Fee income through May 2025. The income is not tracking near budget and the Board discussed possible reasons and options for moving forward. It was suggested to have a meeting with Thomas Wright who heads up Sothebys to discuss the issue and develop an action plan.

## COMMUNITY SAFETY MANAGER UPDATE – Jim Brown

- i. Jim is working on additional training with the gatehouse staff. All staff members are now trained to use AED devices. Future training subjects include the ABDI program.
- ii. The camera and reader at the East Gatehouse is not currently operational. The estimate to repair/replace these items was presented and discussed. The Board agreed to postpone any repairs until a possible replacement/upgrade can be discussed.
- iii. Jim presented two bids for concrete remediation at the East Gatehouse. Jeff inquired about utilizing the Club's wellhouse project vendor to capitalize on efficiencies. John and Jim will find out who is providing their concrete work and determine if it's a viable solution.

## REPORTS

- **ARC – Jeff Flegel**
  - i. ARC Reports
    - Lot 117 received a 10k fine in June
    - Lot 100 is waiting for construction of a privacy wall before final approval
- **Communications and Marketing Update – Angie Kell**
  - i. Angie is sourcing ideas for the next newsletter.
- **Trails and Recreation Committee Update – Jay Bell**
  - i. Dog waste stations and signage have been installed along the trail.
- **Financial Committee Update – Keith Alexander**
  - i. No update.
- **Emergency and Preparedness / Wildfire Risk Mitigation Committee Update – Larry Alleva**
  - i. The Emergency and Preparedness Committee is developing an evacuation plan for the community. Locks are in place and Jim will put together a video tutorial that will be available to the community on the website that demonstrates how to access the locks in the case of an emergency.
  - ii. The Wildfire Fair is scheduled for June 21<sup>st</sup> from 10:00-1:00 at Pinebrook Park.
  - iii. Swaner Preserve has agreed to remediation along the Wiggly Mile. This is anticipated to take place in July/August.
  - iv. A letter was sent to homeowners on Snow Berry Street, inquiring about additional fire mitigation efforts in that area. John will get a quote from Apex Wildfire Preparedness to provide additional information to homeowners.
- **Social/Welcome – John Coyle**
  - i. The Summer Kickoff Party will be held on June 30<sup>th</sup>.

## FUTURE BOARD MEETING DATES

- July Board meeting is scheduled for July 14, 2025, at 3:30pm (MST).
- August Board meeting is scheduled for August 11, 2025 at 3:30pm (MST).

## ADJOURN OPEN SESSION

4:56 pm