



**Board of Trustees Meeting**  
**August 11, 2025, at 4:00 pm MST**  
**Glenwild Lifestyle Center - 7085 Glenwild Drive**

***DRAFT MEETING MINUTES***

**CALL MEETING TO ORDER:**

**4:03 pm**

- **Board Members in Attendance:**

Rob Parry, Larry Alleva, Jay Bell, Angie Kell (Zoom), Keith Alexander (Zoom)

Missing in Attendance: Alex Nieroth

- **Management in Attendance:**

John Coyle, Jim Brown, Kensi Robinson, James Stevenson (Zoom)

**APPROVAL OF MEETING MINUTES FROM 7.14.25**

Motion to approve by Rob Parry, seconded by Jay Bell. Approved by all attending, no one opposed.

**NEW BUSINESS/UPDATES**

- i. The Board discussed updated wording for Design Review Guidelines. The wording change was approved as presented. A notice regarding the update will be sent to the community and formally voted on at the next meeting.

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

- i. John presented an update of the reinvestment fee income and real estate opportunities in the community. For 2025, reinvestment fee income was budgeted at \$324,000; year-to-date through Q2, total reinvestment fee income was \$180,000 with 2 homes currently under contract.
- ii. The road study has been postponed to mid-Fall 2025 due to heavy ongoing construction in the community.
- iii. John provided an update on the capital projects slated to be completed in 2025.
  - Asphalt crack seal and mastic work will be completed in September.
  - 19 trees have been planted throughout the community.
  - East Gate concrete project is complete.
  - Main and East Gatehouse painting/staining project is complete.
  - East Park fence is scheduled to be repaired; Brian will complete the staining.
- iv. Jim and John are working with homeowners to address noxious weed problems. John discussed options for providing vendor quotes for remediation to help encourage homeowners to address the issue. John will follow up with Ground Solutions.

**COMMUNITY SAFETY MANAGER UPDATE – Jim Brown**

- i. John and Jim are finishing up the gate video that will educate homeowners on how to access gates throughout the community. The video will be posted on the Glenwild website for viewing.
- ii. Marshal Mike Ownens with PCFD met with Jim to discuss the evacuation map. The map will be simplified to avoid confusion. Once updated, a new version of the map will be presented to the Board

for discussion. John recommended a map that depicts the ingress/egress areas of the community for simplicity and could be integrated with the gate operations videos.

- iii. An update to the way that Amazon ships packages has created confusion at the gatehouse. Delivery drivers will no longer leave packages at the gatehouse without prior authorization. A notice will be sent to homeowners detailing the changes and how to update their delivery preferences.

## REPORTS

- **ARC – Jeff Flegel**
  - i. ARC Reports
    - Jeff provided an update on construction throughout the community.
- **Communications and Marketing Update – Angie Kell**
  - i. The committee continues to work with Summit Sotheby's to bolster the real estate marketing efforts. Summit Sotheby's will present an updated marketing plan once completed.
- **Trails and Recreation Committee Update – Jay Bell**
  - i. Jay presented a photo of the mountain view from the bench on the trail. The photo would label the various peaks that are visible. The Board approved and Jay will proceed with this project.
- **Financial Committee Update – Keith Alexander**
  - i. Keith presented financial reports through Q2 2025. No questions from the Board.
- **Emergency and Preparedness / Wildfire Risk Mitigation Committee Update – Larry Alleva**
  - i. Larry met with the Apex Fire Management team and discussed options for further mitigation efforts. Larry presented the areas that were recommended, and the Board and Wildfire Risk Mitigation Committee will continue to discuss. Jay inquired about asking Mountain Regional Water to widen the road to the water tank, to help create a fire break. John will follow up with a representative from Mountain Regional.
- **Social/Welcome – John Coyle**
  - i. The Harvest Moon Party will be held on October 7<sup>th</sup>.

## FUTURE BOARD MEETING DATES

- September Board meeting is scheduled for September 8, 2025, at 3:30pm (MST).
- October Board meeting is tentatively scheduled for October 13, 2025 at 3:30pm (MST).

## ADJOURN OPEN SESSION

4:58 pm