



Board of Trustees Meeting
October 13, 2025, at 4:00 pm MST
Glenwild Lifestyle Center - 7085 Glenwild Drive

APPROVED MEETING MINUTES

CALL MEETING TO ORDER:

3:57 pm

• **Board Members in Attendance:**

Alex Nieroth, Rob Parry, Jay Bell, Angie Kell, Keith Alexander, Jeff Flegel

• **Management in Attendance:**

John Coyle, Jim Brown, Kensi Robinson, James Stevenson

• **Homeowners in Attendance:**

Charles Cunningham, Garry Menzel

APPROVAL OF MEETING MINUTES FROM 9.08.25

Motion to approve by Rob Parry, seconded by Angie Kell. Motion approved unanimously.

NEW BUSINESS/UPDATES

- i. Charles Cunningham and Garry Menzel joined the meeting to discuss the Club Well House project. Alex clarified that no gravel driveway will be installed and that there is no deviation from the original approved plan. Alex also provided an update on the landscaping plan and reiterated the Board's decision to reevaluate the landscaping in the Spring and supplement if necessary.
- ii. Rob and Keith provided an update that they are soliciting nominations for Board members. Applications are due by November 3, 2025.
- iii. A meeting is scheduled for October 14, 2025 to review the irrigation map.

COMMUNITY ASSOCIATION MANAGER UPDATE – John Coyle/Jim Brown

- i. John presented an update on the reinvestment fee income and real estate opportunities in the community. For 2025, reinvestment fee income was budgeted at \$324,000; year-to-date, total reinvestment fee income is \$348k with 11 homes for sale and 2 homes currently under contract.
- ii. John reported that the Bitner Ranch Road asphalt project came in \$14,000 over budget due to extensive deterioration and required repairs. The Board discussed the community asphalt project and different timing options. John updated that PEPG will be conducting the core sample study next week; further discussions once results are received.
- iii. The Club well project is discussed above. The project is nearing completion and will be completed according to the approved plan.
- iv. The Board approved installation of a camera near the dumpster to mitigate improper use of the dumpster and cut down on haul-offs. A reminder regarding appropriate usage will be included in the newsletter.
- v. The Board discussed earmarking funds in the 2026 budget for hardening HOA structures, including the Lifestyle Center and gatehouses. John will procure a bid to present to the Board for further review.
- vi. John provided an update that Brian will undergo surgery in the following weeks. Cooper's will provide

maintenance support during his recovery time, if needed.

- vii. The Board reviewed the AGM calendar. The Annual Meeting is scheduled for January 8, 2026 at 4:00 PM MT.

COMMUNITY SAFETY MANAGER UPDATE – Jim Brown

- i. The cameras are currently nonfunctional with a signal issue. The camera system is antiquated, and most parts are obsolete. Jim has scheduled a repair with sourced parts but there may need to be further repairs/replacements.
- ii. The gatehouse staff has completed a training session regarding new package and mail handling procedures. The Board discussed options for handling an influx of packages during the holiday season. John will send out a reminder to the community about delivery guidelines.

REPORTS

- **ARC – Jeff Flegel**
 - i. ARC Reports
 - Jeff provided an update on construction throughout the community. Lot 40 will be demolishing their current driveway and reinstalling due to County requirements regarding grade.
- **Communications and Marketing Update – Angie Kell**
 - i. Angie reported that the Committee is continuing to work with Summit Sotheby's on real estate marketing efforts.
 - ii. The Board gave kudos to Angie for the time and effort spent to work with Sotheby's on a successful real estate marketing open house at the Lifestyle Center!
- **Trails and Recreation Committee Update – Jay Bell**
 - i. Jay recommended opening the gate leading to the fire road to encourage owner use. The Board agreed.
- **Financial Committee Update – Keith Alexander**
 - i. Keith provided a brief summary of the financial standing of the community. Overall, the HOA is in a strong position through Q3 2025.
 - ii. Keith made a motion to transfer \$1,000,000 from Operating to Reserve as the 2024 Reserve Fund Transfer. Rob seconded the motion; all approved.
 - iii. John presented the draft 2026 budget and an overview of the anticipated capital expenditures. The budget will continue to be fine tuned before presented for approval.
- **Emergency and Preparedness / Wildfire Risk Mitigation Committee Update – Larry Alleva**
 - i. Rob reported that the HOA will soon be applying for the official Firewise designation.
 - ii. The Fire Evacuation Map was presented and the Board provided feedback.
- **Social/Welcome – John Coyle**
 - i. The Social Committee is considering hosting a wine social in November. The Board approved the idea if the committee decides to pursue it.

FUTURE BOARD MEETING DATES

- November Board meeting is scheduled for November 10, 2025, at 3:30pm (MST).
- December Board meeting is tentatively scheduled for December 15, 2025 at 3:30pm (MST).

ADJOURN OPEN SESSION

5:18 pm