



**Board of Trustees Meeting**  
**February 18, 2026, at 3:00 pm MST**  
**Glenwild Lifestyle Center - 7085 Glenwild Drive**

**DRAFT MEETING MINUTES**

**CALL MEETING TO ORDER:**

**2:36 PM**

**• Board Members in Attendance:**

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

**• Management in Attendance:**

John Coyle, Jim Brown, Kensi Robinson, James Stevenson

**APPROVAL OF MEETING MINUTES FROM 12.15.25**

Motion to approve by Keith Alexander, seconded by Larry Alleva. Motion approved unanimously.

**NEW BUSINESS/UPDATES**

- i. Rich Blunck, who was elected during the Annual General Meeting, was officially welcomed to the Board of Directors.
- ii. Rob Parry moved to formally elect the following Board members to their respective officer positions:
  - Alex Neiroth – President
  - Rob Parry – Vice President
  - Larry Alleva – Treasurer
  - Angie Kell – Secretary

Motion was seconded by Angie Kell. All in favor; motion carried.

- iii. The Board discussed the various Committees currently serving the HOA.
  - The Board discussed a proposal to form a new Strategic Planning Committee. While the committee's purpose is still evolving, it is anticipated to primarily function as an asset and infrastructure management committee, focusing on the long-term goals and priorities of Glenwild HOA. The Board unanimously supported moving forward with its formation. Rob will oversee the development of the committee, with involvement from Keith Alexander. Rich also expressed interest in participating.
  - In the absence of Jay Bell, former Chair of the Trails & Recreation Committee, the Board discussed options for moving forward. It was decided that the responsibilities of the Trails Committee will be incorporated into the Communications & Marketing Committee under Angie Kell.
- iv. Jeff proposed limiting residential landscaping to three pre-determined days per week to help reduce noise impacts for golf patrons and the community as a whole. John recommended adding this topic to the upcoming annual survey. The Board agreed to include this topic in the survey for further input and discussion.

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

- i. RI Fee / Real Estate Update: John presented an update on reinvestment fee income, with note that Lot 62 recently sold and Lot 121 is currently under contract.
- ii. Irrigation Update: John and members of the Board are continuing to work with Jim Ruel and Jamie Savage with Arrow Landscaping to map out the scope of the irrigation project. A meeting is scheduled to review scope and proposal.
- iii. Road Update: CMT has provided a draft RFP for the Board's review. A meeting is scheduled with CMT representative Tim Biel to discuss the RFP and confirm alignment with the HOA's priorities and specific considerations. Upon Board approval, the RFP will be distributed to vendors for bid solicitation.
- iv. Communications Update: John provided an overview of communications distributed to the community in February.

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

- i. Gatehouse Update: Jim reported that Amazon and other delivery services are still having issues with delivering to the Gatehouse. Homeowners are contacted individually to have them update the delivery address to 7089 Glenwild Drive, the GPS address for the main gatehouse.
- ii. The lanterns on the main gatehouse have been refurbished.
- iii. ABDI & Camera Update: The cameras continue to experience operational issues. Jim reported that the hardware is outdated and may require replacement. The exit gate is currently inoperable; a vendor has been engaged for repair, with the service date to be determined. There is a possibility of needing to replace the camera system as they are no longer serviceable after 8 years.

#### **REPORTS**

- **ARC – Jeff Flegel**
  - i. Jeff presented the ARC report and noted there is little active construction at this time.
- **Communications and Marketing Update – Angie Kell**
  - i. Angie reported that she is continuing to work with Summit Sotheby's to develop a 2026 marketing plan. Proposed initiatives to increase interest in the community include hosting a Broker's Open and publishing an additional feature article in *Town Lift*. Angie also recommended that the HOA liaise with the Glenwild Golf Club Board to ensure a unified and favorable front-facing message related to ongoing legal issues.
- **Trails and Recreation Committee Update**
  - i. Previously discussed and will now be Chaired by Angie Kell.
- **Financial Committee Update – Keith Alexander**
  - i. The Board reviewed the draft 2026 Annual Budget. Keith moved to approve the budget and associated reserve expenditures as presented, and Rob seconded the motion. The motion passed unanimously.. A communication will be sent to homeowners notifying them of the approved budget and updated dues amount.
  - ii. Rich inquired about dues increases moving forward; Larry responded that once the road project costs are realized, the Financial Committee will meet to discuss the impact on future dues.
- **Emergency and Preparedness / Wildfire Risk Mitigation Committee Update – Larry Alleva**
  - i. Larry reported that the planning for the Wildfire Fair is underway. The Fair is scheduled for April 25, 2026, at Ecker Hill Middle School.
  - ii. The Committee will discuss 2026 remediation priorities and goals at the upcoming March meeting.
  - iii. Individual lot inspections, conducted by John and Jim, are anticipated to commence this Spring. These inspections will serve as information and provide recommendations.
  - iv. John presented a depiction of the Stoddard home/lot and reported that the owners are completing remediation of their lot and have asked for approval to remediate the surrounding area, which includes HOA property. The remediation would be at the homeowner's expense. The Board unanimously approved.
- **Social/Welcome – John Coyle**
  - i. Olympic Pizza and Cocktails Social planned for February 24<sup>th</sup> at 5:30 PM.
  - ii. John presented a list of other potential social events for 2026. The Board approved.

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

- March Meeting is scheduled for March 18, 2026 at 2:30 PM (MST).

**ADJOURN OPEN SESSION**

**3:56 pm**