

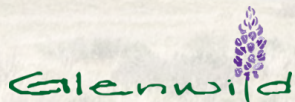
GLENWILD
Community Association, Inc.

2026 Town Hall Meeting

April 9th, 2026 at 6:00 pm MST

Join via Zoom meeting at

<https://us02web.zoom.us/j/82096741683?pwd=afakFlxrVMwLsBcXb211ODxCTFT2Kc.1>



INTRODUCTIONS

HOA BOARD MEMBERS

Alex Nieroth – HOA Board President

Rob Parry – HOA Board Vice President

Larry Alleva – HOA Treasurer & Wildfire Risk Mitigation Committee (Chair)

Angie Kell – HOA Board Secretary & Marketing/Communications Committee (Chair)

Jeff Flegel – HOA Board Trustee and ARC (Chair)

Keith Alexander – HOA Board Trustee and Finance Committee (Chair)

Rich Blunck – HOA Board Trustee

HOA MANAGEMENT TEAM

John Coyle – Community Association Manager

Jim Brown – Community Safety Manager

2026 Town Hall Meeting Agenda

- I. **CALL MEETING TO ORDER – Welcome and Introductions** Alex Nieroth
- II. **ROAD REPLACEMENT OVERVIEW** Keith Alexander / John Coyle
 - Q & A
- III. **IRRIGATION REPLACEMENT OVERVIEW** Keith Alexander / John Coyle
 - Q & A
- IV. **RESERVE FUND OVERVIEW** Keith Alexander / Larry Alleva
 - Q & A
- V. **VOTE – Paper ballots will be available to those in attendance**
- VI. **WILDFIRE RISK MITIGATION COMMITTEE UPDATE** Larry Alleva
- VII. **ADJOURN**

HOA ROAD REPLACEMENT PROJECT

SCOPE / GOALS OF PROJECT

Phase 1 of this project involves those roads in Glenwild that do NOT circumnavigate the Glenwild Golf Club. The scope includes roughly 50% of the roads in Glenwild and also the Wiggly Mile.

- Remove and Replace 4"-6" of asphalt from identified roads.
- Repair base subgrade where required
- Reinforce road edges with concrete (12" wide on both sides of roads)
- Remove bumps, transverse cracks, scaling and imperfections
- Dramatically improve the physical aesthetics of our roads
- **Road Edges** – Homeowners will need to move their landscaping/aggregate back 1 foot from the road edge (there is a 10' utility easement on all road edges). Homeowners can use their own landscaping contractor or the HOA will contract a landscape company to move the materials and then replace them when the respective road is completed.
 - This is needed for the road crews to lay the 1' concrete collar on the road edge.

HOA ROAD REPLACEMENT PROJECT

Phase 2 IS NOT INCLUDED IN TODAY'S DISCUSSION

Phase 2 of this project involves those roads in Glenwild that DO circumnavigate the Glenwild Golf Club. Roads involved in Phase 2 include: Glenwild Drive, Hollyhock, Lupine, Foxglove Court and North Red Fox as well as the construction (East) gate entrance.

Phase 2 is planned to be done in 2028 after the Golf Club construction project is completed. Otherwise, the scope of Phase 2 will mimic that of Phase 1.

At the present time, we estimate the cost of Phase 2 to be in a range of \$2.5M to \$3.0M. These figures are subject to change due to economic conditions.

HOA ROAD REPLACEMENT PROJECT

RFP (Request for Proposals) AND COST ESTIMATE (Not-to-Exceed)

The Board has engaged CMT Technical Services (Tim Biel) to serve as project manager for this project. CMT provides a construction testing and services team of geotechnical engineers, surveyors, inspectors and specialty laboratory staff to facilitate successful, large-scale asphalt replacement projects.

An RFP was submitted to seven (7) asphalt & gravel companies along the Wasatch Front in February. The Board has identified two companies that it believes are best qualified to do this work.

Project duration is estimated to be 90 to 120 days. At present, the Board is hoping to get this project started in mid- to late-May 2026.

The project cost is not expected to exceed \$2,500,000

HOA IRRIGATION PROJECT

SCOPE / GOALS OF PROJECT

1. Replace the 26 years old hybridized PVC / polypipe irrigation system across the Main Entrance area, the Lifestyle Center, and the Wiggly Mile
2. Design and build a new irrigation system to connect the HOA irrigation system to the new Glenwild Golf Club irrigation system and its new water well.
3. Through efficient design and new technologies, reduce future water consumption, reduce manual labor and ongoing maintenance costs.

HOA IRRIGATION PROJECT

Current State	Future State
26 years old, outdated irrigation system. Wiggly Mile portion has multiple leaks, malfunctioning heads, corroded or cracked connections and is made of pvc and polypipe – not the industry standard HDPE.	Requires trenching a new water line from the Main Gatehouse down along the Wiggly Mile to the “monument” at the bottom of the hill. HDPE pipe will be installed in the trench; the ground will be remediated & re-seeded in compliance with Swaner Preserve expectations.
Disparate piping, disparate valve boxes, disparate heads, drip lines, parts	Removes Glenwild HOA irrigation system from Mountain Regional culinary water. Reduces annual water spend.
Unable to identify or locate existing leaks in irrigation system	A uniform irrigation system – one that easily integrates with the Golf Club irrigation system
Irrigation pipeline must be manually walked; oftentimes Bryan must manually water various sections due to leaks or system failures in isolated area	Fully automated technology – wireless connections for control using cell phone (iPhone, SmartPhones)
Currently watering areas that do not require watering (i.e., scrub oak, sage brush, etc.)	New irrigation layout includes new conduits (sleeves) to be placed AFTER the road asphalt is removed, but BEFORE the new asphalt is poured. Permits addition of new or replacement water lines on both sides of Wiggly Mile and Main Entrance.
Multiple operating systems; each requiring a different technique to turn water ON or OFF	Reduces manual labor costs to identify leak locations, hand-watering out-of-reach areas
Current irrigation system operates from Mountain Regional culinary water – annual cost of \$12,000 per year	Reduced ongoing maintenance costs post-installation
	Reduces water usage across HOA

HOA IRRIGATION PROJECT

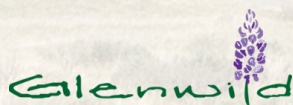
RFP (REQUEST FOR PROPOSAL) AND COST ESTIMATE (NOT-TO-EXCEED)

John Coyle submitted RFPs to several local irrigation companies. Bids were competitively priced.

The project cost is not expected to exceed \$275,000.

GLENWILD COMMUNITY ASSOCIATION – RESERVE STUDY AS OF, JANUARY 2026

YEAR	STARTING RESERVE BALANCE	RESERVE CONTRIBUTIONS	INTEREST INCOME	RESERVE EXPENDITURES	ENDING RESERVE BALANCE
2025	5,345,096	949,875	259,333	(227,103)	6,327,201
2026	6,327,201	283,368	180,000	(2,816,000)	3,974,569
2027	3,974,569	432,608	158,963	(695,221)	3,870,938
2028	3,870,938	475,613	84,150	(2,629,028)	1,801,672
2029	1,801,672	518,225	54,050	(512,140)	1,861,807
2030	1,861,807	534,139	55,854	(210,534)	2,421,266
2031	2,241,266	547,168	67,238	(213,046)	2,642,626
2032	2,642,626	562,375	79,279	(281,024)	3,003,256
2033	3,003,256	578,030	60,065	(838,021)	2,803,330
2034	2,803,330	594,146	56,067	(211,539)	3,242,004
2035	3,242,004	610,737	64,840	(521,753)	3,395,828



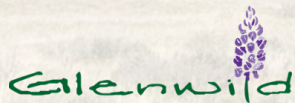
The data and financial figures presented in this reserve study were internally compiled and reviewed by the HOA Finance Committee and Cooper's HOA. The assumptions underlying the model, including estimated costs and future projections, are based on historical/current rates and conditions to the best of our knowledge at the time of this study. Please note that these assumptions are subject to change due to fluctuations in market conditions, inflation (above and behind normal projections), and other unforeseen factors. The HOA reserves the right to review and adjust the study as needed to reflect any significant changes.

WILDFIRE RISK MITIAGATION COMMITTEE

Chaired by Larry Alleva

OBJECTIVE: Provide Homeowners with an overview of our multiple Wildfire Risk Mitigation Committee's (WRMC) efforts.

QUESTIONS WELCOMED: call, text or email Larry Alleva (703) 201-5006
larryalleva@gmail.com



2025 FIREWISE RECOGNITION

1. Glenwild has secured the important Firewise recognition in 2025
2. Explanation of Firewise and the potential benefits to the community and owners.
 - The certificate is for the community as a whole but does not imply that individual homes are certified.
3. The Firewise certificate can be found on the Member Portal > HOA Info > Wildfire Preparedness
4. Suggestion: Send a copy of the certificate to your insurance broker.
5. Owners: Please let us know your personal homeowner costs spent towards hardening your home against wildfire risks

2026 KEY ACTION PLANNED BY THE WRMC

1. April 25th Wildfire Preparedness Fair – Ecker Hill Middle School, 2465 Kilby Rd, Park City, UT 84098; 10am-2pm. Watch for email and fliers in the mail.
2. Continued communication of home hardening steps owners can take. Many of these are listed on our Member Portal.
3. Remediation of HOA common areas
 - a) Three locations remediated in 2025
 - b) Three more areas planned for 2026 – Our consultants will recommend highest risk areas
4. Monitoring/Communicating homeowner insurance trends. Three insurance specialists will be at the April 25th Fair

INSPECTION OF INDIVIDUAL PROPERTIES

1. This spring, John and Jim Brown will inspect all individual properties for: Dead trees and vegetation (CC&R 3.4 Maintenance of Landscaping) and presence of noxious weeds (CC&R 3.4 Maintenance of Landscaping and Summit County Ordinance). Recommendations will be given to homeowners; and contractors can be recommended to help with removal of these items.
2. The Board and WRMC would like to thank all homeowners who have removed dead trees and vegetation, have provided treatment and removal of noxious weeds and for all home hardening efforts.

UTAH HOUSE BILL 48

- HB 48 - "**Wildland Urban Interface Modifications**," aimed at reducing wildfire risks by requiring homeowners in designated high-risk WUI areas to manage property risks, effective January 1, 2026. Effective date has been postponed to January 1, 2027.
- This bill will have significant implication on homeowner insurance costs.
- The bill mandates state-conducted lot assessments, encourages home hardening, requires insurers to use specific risk maps, and imposes fees on high-risk properties.

Key Aspects of HB 48:

- High-Risk Mapping: [The Utah Division of Forestry, Fire, and State Lands \(FFSL\)](#) is creating a map to identify high-risk WUI areas.
- Property Assessments & Fees: The law mandates assessments of properties in high-risk zones. Homeowners can receive a flat-rate fee on their property taxes for fire risk programs (fees expected to be relatively minor).

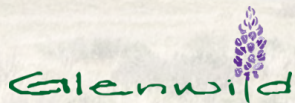
UTAH HOUSE BILL 48 – Continued

- Mitigation Actions: The bill encourages mitigation, such as clearing brush and hardening homes.
- Insurance Impact: Property insurance carriers required to use the mapping tool to define "high-risk" areas and must provide justifications if they drop coverage or increase rates by over 20%.
- Requires companies writing insurance in Utah to follow the risk ratings which will be assigned to individual properties.

UTAH WUI MAP AND LAW

- Owners can enter their address on the interactive map to determine if their property falls within the designated “Wildfire Urban Interface” of higher risk homes covered by this law, HB 48.
- First part of Act designates the State-determined “inherent risk” of properties within WUI (rated between 1 and 7); considers many factors impacting the wildfire risk for the area
- Second rating, which is to consider actions owners or communities have taken to mitigate wildfire risk, comes after properties have been inspected by State representatives (rated between I, II, or III)

IMPORTANT: GLENWILD HOMEOWNERS ARE STRONGLY ENCOURAGED TO TAKE HOME HARDENING ACTIONS IN 2026 TO LESSEN THE RISK OF RECEIVING A “III” RATING!



HOMEOWNER VOTING

VOTE

Do you approve of the Glenwild HOA moving forward with the removal and replacement of ~50% of Glenwild roads in 2026 at a cost not-to-exceed \$2,500,000 **and** do you approve of the Glenwild HOA moving forward with the replacement of its irrigation system replacement in 2026 at a cost not-to-exceed \$275,000?

Yes? or No?