



**Board of Trustees Meeting**  
**May 11, 2026, at 2:30 pm MST**  
**Glenwild Lifestyle Center - 7085 Glenwild Drive**

**MEETING MINUTES**

**CALL MEETING TO ORDER:**

**3:29 PM**

• **Board Members in Attendance:**

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

• **Management in Attendance:**

John Coyle, Jim Brown, Kensi Robinson, James Stevenson

**APPROVAL OF MEETING MINUTES FROM 4.6.26**

Motion to approve by Angie Kell, seconded by Larry Alleva. Motion approved unanimously.

**APPROVAL OF MEETING MINUTES FROM TOWN HALL MEETING 4.9.26**

Motion to approve by Keith Alexander, seconded by Rob Parry. Motion approved unanimously.

**NEW BUSINESS/UPDATES**

- i. No update.

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

- i. RI Fee / Real Estate Update: John presented an update on reinvestment fee income and current real estate activity. There are currently six homes listed for sale, with three under contract. Additionally, there are four lots currently on the market, three of which are under contract. Year-to-date reinvestment fee income totals \$91,500.
- ii. Apex Wildfire Preparedness has begun Homeowner approved common space remediation work. The project will have scheduling and operations adjusted as needed based on weather conditions to minimize fire risk, while work is completed.
- iii. Irrigation Update: Arrow Landscaping will meet with Post Asphalt to coordinate conduit placement as part of the upcoming asphalt project. Glenwild Golf Club also reviewed the contract with Arrow Landscaping to ensure alignment and consistency with the Club's project plans. The Club helped Arrow Landscaping with pricing and the HOA system will be congruent with the Club's system that will be installed in 2027.
- iv. James Stevenson presented an update on the Vantaca owner portal, including a brief overview of the accounts receivable collections process and the current outstanding A/R balance. The Board also provided suggestions for improving Homeowner engagement. Next year, JC will send out preemptive communication so Homeowners know the dues invoice is coming from an outside source (Cooper's).

**COMMUNITY SAFETY MANAGER UPDATE – Jim Brown**

- i. Gatehouse Update: Jim reported that a new part-time employee has been hired for the gatehouse staff. He also noted that efforts continue to reinforce the homeowner package sign-out process upon pickup in order to maintain accurate inventory records and help prevent any misplaced packages.

- ii. Safety Committee Meeting Update: Jim and Larry provided the Board with an update on recent Safety Committee discussions. Topics included enhancing community safety measures through the repainting of crosswalks and the potential periodic use of speed-monitoring trailers to help deter speeding. Additionally, the committee is coordinating with Trout Creek and Basin Recreation to improve pedestrian and driver safety in the trailhead area.

## REPORTS

- **ARC – Jeff Flegel**
  - i. Jeff reported that there are currently two active home builds within the community. Lot 62 recently received final approval and will be moving forward with construction. JC also updated the Board that the bond for Lot 131 is currently being held pending counsel's review and resolution of the landscaping improvement requirements that have been issued to the homeowner.
- **Communications and Marketing Update – Angie Kell**
  - i. Angie reported that Summit Sotheby's is planning to host a Broker's Open this summer. The event was initially scheduled for early June; however, it may be postponed to avoid conflicts with the upcoming road project.
- **Trails and Recreation Committee Update**
  - i. JC will work with Angie to communicate with Basin Recreation when the existing old water pipe is removed from the Wiggly Mile.
- **Financial Committee Update – Keith Alexander**
  - i. Keith provided a brief overview of the first quarter financial statements. JC noted that the reserve study has been commissioned and will be conducted later this year. Keith and Larry requested to meet with the reserve study consultant during the onsite review in order to discuss and evaluate community components.
- **Emergency and Preparedness / Wildfire Risk Mitigation Committee Update – Larry Alleva**
  - i. Larry reported that the Wildfire Fair was highly successful, with attendance reaching nearly 400 participants. He also noted that HB48 implementation has been postponed until 2027.
- **Social/Welcome – John Coyle**
  - i. The social events calendar for 2026 was reviewed by the Board.
- **Strategic Planning Committee – Rob**
  - i. Rob provided a brief overview of the committee's strategic plan summary. The Board will review the document and provide feedback to further refine and evolve the messaging. One of the committee's objectives is to ensure a Board member is present and actively representing the Board on operational projects moving forward in order to maintain alignment and continuity.

## FUTURE BOARD MEETING DATES

- June Meeting is scheduled for June 11, 2026 at 2:30 PM (MST)
- July Meeting is scheduled for July 8, 2026 at 2:30 PM (MST)
- August Meeting is scheduled for August 10, 2026 at 2:30 PM (MST)

## ADJOURN OPEN SESSION

4:28 pm