



Community Association, Inc.

Board of Trustees Meeting

June 11, 2026, at 3-4 pm MST

Glenwild Lifestyle Center - 7085 Glenwild Drive

MEETING MINUTES

CALL MEETING TO ORDER:

2:49 PM

• Board Members in Attendance:

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

• Management in Attendance:

John Coyle, Jim Brown, Kensi Robinson, James Stevenson

• Homeowners in Attendance:

Margaret Audell

APPROVAL OF MEETING MINUTES FROM 5.11.26

Motion to approve by Rich Blunck, seconded by Larry Allewa. Motion approved unanimously.

NEW BUSINESS/UPDATES

- i. John provided an update on Lower Glenwild Drive. Legal counsel and a title report confirmed that the roadway is owned by Black Hawk Ranch and is not Glenwild HOA property. Although the HOA has historically maintained this section of road, the Board discussed providing this information to Summit County and encouraging the County to address safety concerns and help determine future ownership and maintenance responsibilities.

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 four homes listed for sale, with one under contract. Additionally, there are two lots currently on the market, one of which is under contract. Year-to-date reinvestment fee income totals \$261,500.
- ii. Reserve Study Update: John, Rob, and Keith reported that they met with a representative from Complex Solutions regarding the Association's reserve study, which is currently in progress. Keith provided the Board with a brief overview of reserve study principles and funding guidelines.
- iii. Road Update: The road replacement project is underway. Paving has been completed on the Wiggly Mile and the section of Glenwild Drive to Lupine Drive. The Purple Sage section is expected to be completed today, and work on the Snow Berry section is scheduled to begin on Monday.
CMT is conducting core sample testing to verify pavement compaction and confirm the quality of the completed work.
The Board discussed options for addressing homeowners disregarding road closures and driving on newly paved roads, which could cause damage to the completed work.
- iv. Irrigation Update: Arrow Landscaping has started work on the irrigation project, including trenching along the Wiggly Mile. Basin Recreation raised concerns about a section of the trail adjacent to the open trench, as the work area is limited due to existing water lines.

Aarrow Landscaping is working directly with Basin Recreation to address the issue. To minimize impacts to trail users, Aarrow plans to prioritize work in the affected area and complete the trenching and restoration as quickly as possible.

- v. Wildfire Update: Apex Wildfire Preparedness has completed the common area remediation work along Snow Berry. The Board expressed satisfaction with the quality of the work and the overall results of the project.
- iv. Landscaping Update: John reported that Altitude Landscaping has completed cleanup work on the community islands and eyebrows, including the removal of dead brush and trees. The dead trees will be replaced.
- v. Purple Sage Park Update: The Board discussed concerns regarding poor grass seed germination. The watering schedule has been adjusted and fertilizer has been applied to encourage growth.
- vi. Communications Update: Six community communications were distributed in May. Three communications have been distributed so far in June.
- vii. Wildfire Condition Signs: Wildfire risk signs were installed near the entrances to the community but were subsequently removed in response to homeowner feedback.

COMMUNITY SAFETY MANAGER UPDATE – Jim Brown

- i. Gatehouse Update: Jim reported that the gate wiring was damaged during the road paving project and repairs are underway. He also reported that two new part-time gatehouse employees have been hired.
- ii. Safety Committee Meeting Update: The Safety Committee plans to meet with Basin Recreation representatives to discuss safety concerns near the monument where the trail crosses the road. The group will explore options to improve visibility for both trail users and drivers.
- iii. Lot Inspections: Jim reported that lot inspections focused on identifying noxious weeds and other wildfire hazards will begin within the next few weeks.

REPORTS

- **ARC – Jeff Flegel**
 - i. Jeff provided an overview of current construction projects underway within the community.
- **Communications and Marketing Update – Angie Kell**
 - i. Angie reported that Summit Sotheby's plans to attend the Summer Social to capture photos and video for marketing purposes. She also reported that Summit Sotheby's is planning to host a Broker's Open later this summer, with the first or second week of August being considered.
- **Trails and Recreation Committee Update**
 - i. No update.
- **Financial Committee Update – Keith Alexander**
 - i. Keith presented the draft 2025 audited financial statements for Board review. Larry motioned to accept the audit as presented and approve the transfer of \$930,100 from the Operating Fund to the Reserve Fund. Keith seconded the motion. The motion carried unanimously.
- **Emergency and Preparedness / Wildfire Risk Mitigation Committee Update – Larry Alleva**
 - i. Rob, Larry, and John plan to meet with representatives from Swaner to discuss and explore potential federal grant funding opportunities for the community.
- **Social/Welcome – John Coyle**
 - i. The Summer Social will be held on June 30 at 5:00 p.m. at the Lifestyle Center.
- **Strategic Planning Committee – Rob**
 - i. Rob presented a draft implementation plan from the Strategic Planning Committee. The Board will review the plan and provide feedback.

FUTURE BOARD MEETING DATES

- 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

4:10 pm