



Community Association, Inc.

Board of Trustees Meeting

August 10, 2026, at 2:30 pm MST

Glenwild Lifestyle Center - 7085 Glenwild Drive

MEETING MINUTES

CALL MEETING TO ORDER:

2:38 PM

• Board Members in Attendance:

Alex Nieroth, Larry Alleva, Rob Parry, Angie Kell

• Management in Attendance:

John Coyle, Jim Brown, Kensi Robinson, James Stevenson (Zoom)

APPROVAL OF MEETING MINUTES FROM 7.8.26

Motion to approve by Larry Alleva, seconded by Rob Parry. Motion approved unanimously.

NEW BUSINESS/UPDATES

- i. Golf Course Project Update: John provided an update on the upcoming golf course project, which is scheduled to begin in September. Equipment mobilization has already begun. Alex recommended proactively communicating with homeowners regarding the anticipated construction. The Board discussed the appropriate timing and method for distributing the information. John and Alex will coordinate with Jeff Flegel to obtain additional details regarding the construction schedule before a communication is sent to homeowners.

COMMUNITY ASSOCIATION MANAGER UPDATE – John Coyle/Jim Brown

- i. Real Estate Update: John presented an update on current real estate activity. There are currently seven homes and three lots listed for sale, with two homes and 1 lot under contract.
- ii. Road & Irrigation Project Update: The road replacement project is approximately 99% complete, with only minor touch-up items remaining. CMT will conduct a final walkthrough with Keith and John before final payment is issued to Post Asphalt, with completion anticipated within the next 7–10 days. The Board discussed testing a section of road to explore options for better maintaining and protecting the road edges. John will consult with other community managers regarding their road maintenance practices and coordinate a meeting with Jeff at Post Asphalt to present potential options to the Board. Currently, small boulders have been placed on the Wiggly Mile to preserve the shouldering. The Board is not satisfied with this solution and has asked JC to look at other options for presentation. The irrigation project continues to progress well and is anticipated to be completed within the next two weeks.
- iii. Capital Projects Update: John provided an update on recently completed and ongoing capital projects, in addition to the road and irrigation work. Fire mitigation efforts are expected to conclude in September. The monument is also scheduled to be cleaned of bird nests and debris in September, and Larry suggested installing bird spikes to help prevent future buildup. John noted that the new green waste dumpster is being well utilized by residents.
- iv. Communications Update: Four community emails and four mass text communications were distributed in July.

COMMUNITY SAFETY MANAGER UPDATE – Jim Brown

- i. Gatehouse Update: Jim noted that ABDI bugs are being worked out and updates are going to be completed in the next few weeks. More updates to come.
- ii. Lot Inspections: Jim reported that lot inspections are underway and that resident feedback has been generally positive. John will confirm with legal counsel whether the HOA may complete required mitigation work on behalf of nonresponsive homeowners and assess the associated costs back to the property owner.
- iii. The Board discussed developing an emergency preparedness and evacuation resource for residents to help provide clear guidance and reduce confusion during an emergency.

REPORTS

- **ARC – Jeff Flegel**
 - i. John provided an overview of current construction activity within the community. There are currently two active build sites.
- **Communications and Marketing Update – Angie Kell**
 - i. Summit Sotheby's will host a Broker's Open on August 12 from 12:00–3:00 p.m. Angie noted that the Summit Sotheby's brochure includes a QR code linking to two *TownLift* articles featuring Glenwild.
- **Trails and Recreation Committee Update**
 - i. No update.
- **Financial Committee Update – Keith Alexander**
 - i. Keith and John met with Justin of Park Pointe Financial, the new Controller for Cooper's. John also provided an update on the Q2 financials, noting no significant changes.
- **Emergency and Preparedness / Wildfire Risk Mitigation Committee Update – Larry Alleva**
 - i. No update.
- **Social/Welcome – John Coyle**
 - i. John noted that the Summer BBQ will be held on August 17 and is expected to be well attended.
- **Strategic Planning Committee – Rob**
 - i. No update; the reserve study is expected to be completed and received in the next few weeks.

FUTURE BOARD MEETING DATES

- September Meeting is scheduled for September 21, 2026 at 2:30 PM (MST)
- October Meeting is scheduled for October 20, 2026 at 2:30 PM (MST)

ADJOURN OPEN SESSION

3:39 pm