



Board of Trustees Meeting
July 8, 2026, at 2:30 pm MST
Glenwild Lifestyle Center - 7085 Glenwild Drive

MEETING MINUTES

CALL MEETING TO ORDER:

2:41 PM

• **Board Members in Attendance:**

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

• **Management in Attendance:**

John Coyle, Jim Brown, Kensi Robinson, James Stevenson

APPROVAL OF MEETING MINUTES FROM 6.11.26

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

NEW BUSINESS/UPDATES

i. John provided an update on Lower Glenwild Drive. Legal counsel confirmed the roadway is owned by the defunct Black Hawk Ranch and is considered abandoned. The Safety Committee has coordinated with Trout Creek to draft a letter requesting Summit County adopt the roadway and implement additional safety measures. The letter is currently under review by Basin Recreation to determine whether they will support the request before it is submitted to the County.

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 five homes listed for sale, with one under contract. Additionally, there are three lots currently on the market, one of which is under contract. Year-to-date reinvestment fee income totals \$390,000.
- ii. Road/Irrigation/Wildfire/Landscaping Update: The road replacement project is substantially complete, with the remaining punch list items expected to be finished within the next two weeks. The irrigation project is progressing well, with piping and wiring completed from the monument to the gatehouse. Completion is anticipated during the first week of August. John has set up coordination between Swaner Preserve and Aarow Landscaping for scar remediation and a proper seeding plan for areas impacted by trenching.

Landscaping improvements have been completed, including replacing mulch and adding aggregate around the Lifestyle Center and Gatehouses, cleaning up the common space islands, and planting eleven new trees. Additional tree plantings remain within budget. Grass at Purple Sage Park is germinating, though a drainage issue resulting from the paving project has been identified. Post Asphalt is aware of the issue and is working with John on a solution.
- iv. Green Waste Dumpster: The Golf Club reported that residents have been using their green waste dumpster to dispose of brush cleared as part of the HOA's vegetation management efforts. To accommodate this need, the Board approved contracting for an additional green waste dumpster for HOA use. John will coordinate the arrangements.
- v. Communications Update: Eleven community communications were distributed in June.

COMMUNITY SAFETY MANAGER UPDATE – Jim Brown

- i. Gatehouse Update: Jim reported that the gate systems are aging, and many replacement parts are now obsolete. He recommended the Board begin planning for equipment upgrades in the near future. He also reported that three new employees have been hired.
- ii. Lot Inspections: Jim reported that lot inspections are underway and have been well received by residents. He will continue the inspections and provide all documentation to Rob upon completion.

REPORTS

- **ARC – Jeff Flegel**
 - i. Jeff provided an overview of current construction activity within the community. Lot 130 and Lot 70 are the only active construction projects.
- **Communications and Marketing Update – Angie Kell**
 - i. Summit Sotheby's will host a Broker's Open on August 12th at the Lifestyle Center.
- **Trails and Recreation Committee Update**
 - i. No update.
- **Financial Committee Update – Keith Alexander**
 - i. Keith reported that the year-to-date financials have been received and will be reviewed by the Finance Committee before being presented to the Board. The 2025 financial audit has been completed and will be posted to the website. Complex Solutions has begun the reserve study, and the Board will await its findings.
- **Emergency and Preparedness / Wildfire Risk Mitigation Committee Update – Larry Alleva**
 - i. Rob, Larry and JC met with representatives from Swaner to discuss potential federal grant funding opportunities for the community and to continue fostering a positive working relationship. Swaner is going to help organize a walk/hike that identifies noxious weeds.
- **Social/Welcome – John Coyle**
 - i. The Summer Social was well attended and received positive feedback from the community.
- **Strategic Planning Committee – Rob**
 - i. No update.

FUTURE BOARD MEETING DATES

- August Meeting is scheduled for August 10, 2026 at 2:30 PM (MST)
- September Meeting is scheduled for September 21, 2026 at 2:30 PM (MST)

ADJOURN OPEN SESSION

3:22 pm