Community Association, Inc.

Board of Trustees Meeting
September 21, 2026, at 2:30 pm MST
Glenwild Lifestyle Center - 7085 Glenwild Drive

***MEETING* MINUTES**

CALL MEETING TO ORDER: **2:46 PM**

- **Board Members in Attendance:**
  Alex Nieroth, Larry Alleva, Rob Parry, Angie Kell, Jeff Flegel, Keith Alexander
- **Management in Attendance**:
  John Coyle, Jim Brown, Kensi Robinson, James Stevenson

APPROVAL OF MEETING MINUTES FROM 8.10.26

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

NEW BUSINESS/UPDATES

i. Golf Course Project Update: Jeff provided an update on the golf course project, noting that the project remains on schedule despite recent weather conditions and is progressing well. Jeff also reported that the pump at the well house has experienced electrical issues. A replacement pump has arrived, and the installation is expected to be completed within the next week. The Club will restore any areas of the park disturbed as a result of the work.

COMMUNITY ASSOCIATION MANAGER UPDATE – John Coyle/Jim Brown

i. Real Estate Update: John presented an update on current real estate activity. There are currently five homes and four lots listed for sale, with two homes and 2 lots under contract.

ii. Road & Irrigation Project Update: The road replacement project is complete. The Board is currently discussing final payment to CMT Technical Services with legal counsel. The Board expressed satisfaction with Post Asphalt's performance and the quality of their work throughout the project.

John noted that Altitude Landscaping will install additional aggregate along portions of the Wiggly Mile, particularly in curved areas, to provide added support and help extend the lifespan of the new asphalt. No road closures are anticipated during this work, and Altitude Landscaping will assist with traffic management as needed.

The irrigation project is complete for this phase, with the remaining work to occur next year when the HOA system is tied into the Club's irrigation system.

iii. Capital Projects Update: John provided an update on the Association's capital projects, noting that the majority of the planned projects for the year have been completed. Notable completed projects include the road replacement and irrigation projects, cleaning and staining of the monument, wildfire hardening improvements at both the gatehouse and Lifestyle Center, the planting of 17 trees, and fire mitigation work throughout the common areas.

iv. General Update: Alex reported that several community members have been approached by a surveying company acting on behalf of the gas company to request access to survey individual lots in connection with the oil pipeline. It was noted that the gas company holds an easement; however, several owners have declined access pending additional communication and clarification from the gas

company. No response has been received at this time.

COMMUNITY SAFETY MANAGER UPDATE – Jim Brown

i. Gatehouse Update: Jim reported that issues with the gatehouse camera systems are ongoing due to outdated equipment. He also noted that software updates from EZTrack have created operational issues. Jim continues to work through these problems and coordinate resolution.

REPORTS

- **ARC – Jeff Flegel**
  i. Jeff provided an overview of current construction activity within the community.
- **Communications and Marketing Update – Angie Kell**
  i. Angie reported that the Marketing Committee is scheduled to meet with Summit Sotheby's on September 22 at 3:00 PM to discuss and develop a marketing plan.
- **Trails and Recreation Committee Update**
  i. No update.
- **Financial Committee Update – Keith Alexander**
  i. Keith provided a brief review of the financial statements as of August 31, 2026, noting that many budget line items are currently tracking under budget and he was complimentary of JC for management of the budget. He also reported that the draft reserve study has been received and will be reviewed by the Financial Committee at its upcoming meeting on October 1st before being distributed to the Board for further review.
- **Emergency and Preparedness / Wildfire Risk Mitigation Committee Update – Larry Alleva**
  i. The Committee met last month and has since added new wildfire-related content to the Association's website, including information regarding HB48 and insurance considerations.
- **Social/Welcome – John Coyle**
  i. John noted that the Fall into Fall Social is scheduled for October 6. The Board also reviewed the upcoming social calendar and approved the Holiday Party for December 16, 2026.
- **Strategic Planning Committee – Rob**
  i. Rich is developing a competitive positioning document outlining Glenwild in comparison to other communities. James and Rob have also discussed Glenwild's maintenance processes, with a focus on systemizing operations and better leveraging existing systems and resources. Additional information will be provided as these efforts progress.

FUTURE BOARD MEETING DATES

- October Meeting is scheduled for October 20, 2026 at 2:30 PM (MST)
- November Meeting is scheduled for November 16, 2026 at 2:30 PM (MST)
- December Meeting is scheduled for December 14, 2026 at 2:30 PM (MST
- Annual General Meeting is scheduled for January 12, 2027 at 5:00 PM (MST)

ADJOURN OPEN SESSION **3:49 pm**