Community Association, Inc.

Board of Trustees Meeting
October 20, 2026, at 2:30 pm MST
Glenwild Lifestyle Center - 7085 Glenwild Drive

***MEETING* MINUTES**

CALL MEETING TO ORDER: 3:07 PM

- **Board Members in Attendance:**
  Alex Nieroth, Rob Parry, Angie Kell, Keith Alexander, Rich Blunck, Larry Alleva (Zoom), Jeff Flegel (Zoom)
- **Management in Attendance**:
  John Coyle, Jim Brown, Kensi Robinson

APPROVAL OF MEETING MINUTES FROM 9.21.26

Motion to approve by Rob Parry, seconded by Angie Kell. Motion approved unanimously.

NEW BUSINESS/UPDATES

i. Wiggly Mile Aggregate Project: John reported that the project to add aggregate along the Wiggly Mile roadside to reduce erosion and improve drainage has been completed. The Board discussed establishing a separate line item in the reserve budget for this unbudgeted expense. Keith moved to ratify the project and related expenditure. Rich Blunck seconded the motion. The motion carried unanimously.

COMMUNITY ASSOCIATION MANAGER UPDATE – John Coyle/Jim Brown

i. Real Estate/Reinvestment Fee Income Update: John reported that seven homes and three lots are currently listed for sale. Reinvestment fee income currently totaled at $647,150.

ii. Road & Irrigation Project Update: The road replacement and irrigation projects, including the recent aggregate work, are complete. The Board discussed additional aggregate work within the community, particularly along sloped roadways where erosion is more severe. Keith and John agreed to prioritize funding for a portion of this work in the proposed 2027 budget. John will obtain bids from Altitude Landscaping for budgeting purposes.

iii. Purple Sage Park Update: Jeff reported that the well-house pump issue remains unresolved following two faulty replacement pumps. The Club is confident that the current repair will resolve the issue and anticipates clearing construction materials from the park in the coming weeks. The Club will restore any areas disturbed by the repair. John suggested considering additional tree plantings to enhance the park as a potential use of reserve funds in 2027. All Board members were in agreement.

COMMUNITY SAFETY MANAGER UPDATE – Jim Brown

i. General Update: Jim reported ongoing issues with the ABDI software. The system reads tags but is not saving or backing up logged information. Jim is working with the software providers to resolve the issue. Troubleshooting also continues for EZTrackIt, as some homeowners report not receiving text notifications when packages arrive. Jim requested that a reminder be sent to homeowners ahead of the holiday season encouraging prompt pickup of packages to prevent overcrowding at the gatehouse.

REPORTS

- **ARC – Jeff Flegel**
    i. Jeff provided an overview of current construction activity within the community; including updates on Lots 130 and 62.
- **Communications and Marketing Update – Angie Kell**
    i. Angie reported that the Marketing Committee met with Summit Sotheby's to develop a real estate marketing plan. The Committee will refine the plan and present it to the Board next month.
- **Trails and Recreation Committee Update**
    i. No update.
- **Financial Committee Update – Keith Alexander**
    i. Keith reviewed the financial statements as of September 30, 2026, and noted that preparation of the 2027 budget is underway. He presented the 2026 Reserve Study, and the Board discussed funding options and guiding principles for future reserve funding. Keith will share the Board's feedback with the Financial Committee for further discussion before presenting a formal funding recommendation to the Board.
    ii. ***Keith moved to adopt the 2026 Reserve Study as presented. Rob Parry seconded the motion. The motion carried unanimously*.**
- **Emergency and Preparedness / Wildfire Risk Mitigation Committee Update – Larry Alleva**
    i. Larry presented proposed CC&R amendments to support wildfire safety initiatives throughout the community. Alex suggested that the proposed measures may be more appropriately addressed through the ARC Design Guidelines or the Rules and Regulations. The Board discussed having John consult legal counsel regarding the appropriate adoption process and enforceability of the proposed measures. Rob reported that the Firewise application is nearly complete.
- **Social/Welcome – John Coyle**
    i. John noted that the next social event is scheduled for November 17.
- **Strategic Planning Committee – Rob**
    i. Rich presented a draft presentation comparing Glenwild's competitive positioning with other communities in the area. The Board provided feedback, particularly regarding overlap with marketing efforts and opportunities for greater impact.

FUTURE BOARD MEETING DATES

- November Meeting is scheduled for November 16, 2026 at 2:30 PM (MST)
- December Meeting is re-scheduled for December 10, 2026 at 2:30 PM (MST
- Annual General Meeting is scheduled for January 12, 2027 at 5:00 PM (MST)

ADJOURN OPEN SESSION **4:20 pm**