

**Minutes of the  
Board of Directors of the  
Singletree Property Owners' Association Meeting  
September 22, 2016**

A Regular Meeting of the Board of Directors the Singletree Property Owners' Association (SPOA), Eagle County, Colorado, was held on September 22, 2016, at approximately 3:50 p.m., at the Singletree Community Center, 1010 Berry Creek Road, Edwards, Eagle County, Colorado.

**Attendance** The following SPOA Directors were present and acting:

- Mike Budd, by phone
- Ralph Dockery
- Ralph Merritt, by phone
- Melissa Nelson

Also in attendance were:

- Ann Darby, BCMD
- Dan Godec, BCMD
- George Gregory, BCMD
- Karen Kern, BCMD
- Mike Reisinger, BCMD
- Larry Deckard, DRC
- Larry Rogers, DRC
- David Viele, DRC
- Nina Timm, Community Manager
- Dan Carlson, Operations
- Wendell Porterfield, SPOA Attorney
- Chip Smith, property owner
- Ron Preston, architect
- Brett Heckman, attorney

**CHANGES TO THE AGENDA:**

There were no changes to the agenda.

**MEETING MINUTES:**

The SPOA, July 28, 2016 Meeting Minutes, were reviewed. By motion duly made and seconded it was unanimously

**RESOLVED** to approve the July 28, 2016 Meeting Minutes, as presented.

The SPOA, August 25, 2016 Meeting Minutes, were reviewed. By motion duly made and seconded it was unanimously

**RESOLVED** to approve the August 25, 2016 Meeting Minutes, as presented.

**TREASURER'S REPORT:**

- The Board acknowledged receipt of the August financial statements.
- The Board discussed reconciliation of the total expenses for the Annual Party. SPOA and BCMD are splitting the cost of the party and confirmation of the total expense and cost sharing was requested. 2017 budgeting should include further consideration of how the party is paid for by both entities.
- Confirmation was provided that the training expense for the Community Manager was solely SPOA's expense. The training was for Community Manager Certification. The cost of the class was paid in July 2016.
- The Community Manager should get a SPOA debit card from Alpine Bank.
- The financials include Design Review deposits and refunds.

The Board reviewed the August list of payments to approve. By motion duly made and seconded it was unanimously

**RESOLVED** to approve the August 2016 list of payments.

**MANAGER'S REPORT:**

- Singletree's new website went live on September 16, 2016.
- Working with the Legal Committee to update Singletree's compliance policy and documents.
- As of September 15, 2016, Connie Powers has resigned from the DRC. The DRC is recommending that Mike Suman be appointed to fill the vacancy.

**COMMITTEE REPORTS:**

**Covenant Compliance – Ralph Merritt –**

- Ralph and Nina will meet to discuss required protocol for issuing fines for covenant violations.

**Legal Committee – Mike Budd –**

- Legal Committee continues to do a full scale review of all of Singletree's documents and will be recommending changes based on current State Statutes.

**Trails/Open Space Committee – Melissa Nelson –**

- The Trails Committee will be hosting a Singletree volunteer day in late October to work on Nob Hill trail restoration.

- The major fence removal project will be next summer. Looking to get volunteers from Volunteers from Outdoor Colorado along with community volunteers for a two day event.
- It is likely that a donation to fund a portion of the ranger program will be requested for 2017.
- Request to support Eagle County Open Space Tax Amendment. It will extend the tax and reallocate a portion of it to hard (20%) and soft (5%) trails throughout Eagle County.

**Communications Committee – Melissa Nelson –**

- Melissa and Nina are currently the Communications Committee.

**Social Committee – Jennie Longville –**

- The Social Committee is looking to host one event per month and is considering hosting a pumpkin carving party in October.

**DRC Committee – Melissa Nelson –**

- Connie Powers has stepped down from the DRC after serving for 14 years. Mike Suman, interviewed in March, and Linda Wilson have submitted resumes to be considered to fill the DRC vacancy. The DRC recommended Mike Suman be appointed to the DRC.

The Board reviewed the two resumes and by motion duly made and seconded it was unanimously

**RESOLVED** to appoint Mike Suman to fill the vacancy on the Design Review Committee.

**APPEAL OF A DRC DENIAL OF A CONCEPTUAL REVIEW AT FILING 4 BLOCK 2 LOT 26, 30 APPALOOSA DRIVE**

- Chip Smith made a presentation to the SPOA Board outlining his proposed project at 30 Appaloosa Drive. The lot is steep and is more apparent from Honda Drive and Concho Drive. There is nothing specifically in the Design Guidelines that says a driveway may not be in the setback. Chip provided examples of the variety of architectural styles throughout Singletree. In particular 140 Chapparal Road and 140 June Creek Road are very different styles than the existing homes adjacent to them. Chip’s initial submittal included two separate homes and the DRC requested the mass of the two homes be centered and that is creating a mirror image challenge. He expressed concern that projects either designed by or being built by DRC members receive more favorable treatment by the DRC. Chip is asking to be treated fairly and he is asking SPOA to approve his Conceptual Review. Chip

believes his project will be adding value to the overall neighborhood and the DRC is being too subjective in their review of the “neighborhood context.”

- Mike Budd asked Chip to clarify what exactly he was appealing to SPOA. Chip requested that he be told what specific section of the Design Guidelines he has violated.

**EXECUTIVE SESSION:**

By motion duly made and seconded it was unanimously

**RESOLVED** to enter into Executive Session at 4:44 pm to discuss the appeal.

The Board adjourned from Executive Session at 5:30 p.m.

**APPEAL OF A DRC DENIAL OF A CONCEPTUAL REVIEW AT FILING 4 BLOCK 2 LOT 26, 30 APPALOOSA DRIVE:**

By motion duly made and seconded it was unanimously

**RESOLVED** that based on the information and testimony presented the SPOA Board has denied the appeal of a DRC denial of a conceptual review at Filing 4 Block 2 Lot 26, 30 Appaloosa Drive.

The Board suggested the applicant specifically look at Sections 2.8, Architectural Composition and 2.23, Duplexes, of Singletree’s Design Guidelines and they recommended the applicant continue to work with the DRC.

**OPEN ITEM REPORT – Melissa Nelson –**

- The November and December meetings will be combined and be scheduled for December 8 at 3 pm.

**ADJOURNMENT:**

There being no further business to come before the Board, by motion duly made and seconded it was unanimously

**RESOLVED** to adjourn the Regular Meeting of the Singletree Property Owners Association at 5:36 pm this the 22nd day of September, 2016.