

**Minutes of the Board of Directors of the
Singletree Property Owners' Association Meeting
July 26, 2018**

A Regular Meeting of the Board of Directors the Singletree Property Owners' Association (SPOA), Eagle County, Colorado, was held on July 26, 2018, at 4:35 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
- Courtney Holm
- Jennie Longville May
- Melissa Nelson
- Karen Zavis

Also in attendance:

- Dan Godec, BCMD
- Karen Kern, BCMD
- Mike Reisinger, BCMD
- Nina Timm, Community Manager
- Wendell Porterfield, Porterfield and Associates
- Ariana Burkley, Resident

CHANGES TO THE SPOA MEETING AGENDA:

There were no changes to the agenda.

PUBLIC COMMENT:

Ariana Burkley provided the SPOA board with an overview of her qualifications and reasons for wanting to join the SPOA board. She and her husband have lived in Singletree for 17-years and are raising their son here. She would like to bring that perspective to the board as well as work to get more of her neighbors involved in Singletree's goings-on.

MEETING MINUTES:

The SPOA June 28, 2018, Work Session meeting minutes were reviewed. By motion duly made and seconded it was unanimously

RESOLVED to approve the June 28, 2018, Work Session meeting minutes.

The SPOA June 28, 2018, meeting minutes were reviewed. By motion duly made and seconded it was unanimously

RESOLVED to approve the June 28, 2018, meeting minutes.

DESIGN REVIEW COMMITTEE:

The DRC's memo regarding proposed updates/amendments to the Design Guidelines was reviewed. It was requested at their next meeting that the DRC take formal action regarding the proposed update/amendments memo. It was noted that most of the items are codifying current practices. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to authorize up to \$10,000 for MPG to prepare updates/amendments the Design Guidelines per the topics identified in the memo within two-months of the work commencing.

There was discussion about landscape lighting in the community as well as the very slow progress of a couple of remodel projects.

TREASURER'S REPORT:

- No significant variances to report.
- Separate accounts for reserve funds were established.
- Will include an Accounts Receivable aging report next month.

Following review and discussion of the financials, by motion duly made and seconded it was unanimously

RESOLVED to accept the June 2018 financial reports as presented.

By motion duly made and seconded it was unanimously

RESOLVED to approve the July 2018 payables as presented.

COMMITTEE REPORTS:

Trails and Open Space – Trail work day on August 15, from 9 AM to Noon.

Legal – Covered in Executive Session with Wendell Porterfield.

Communications – Consider providing information on the Gallagher Amendment to the State Constitution.

Social – The goal is for board members to engage with residents they would not typically talk to at the summer party.

EXECUTIVE SESSION:

Wendell Porterfield, SPOA's attorney, was present to meet with the board in executive session. By motion duly made and seconded it was unanimously

RESOLVED to adjourn to executive session at 5:25 PM.
By motion duly made and seconded it was unanimously

RESOLVED to adjourn the executive session and return to the regular meeting at 6:10 PM.

SPOA BUSINESS:

Philadelphia Insurance Company has issued a notice of non-renewal for SPOA's insurance policies. By motion duly made and seconded it was unanimously

RESOLVED to authorize Mike Budd to execute documents necessary to procure satisfactory insurance coverage for SPOA.

Melissa Nelson is currently serving on the SPOA and BCMD boards and she would be willing to step down from the SPOA board if Ariana Burkley is willing and able to fill her vacancy on the SPOA board. By motion duly made and seconded it was unanimously

RESOLVED that Melissa Nelson will step down from the SPOA board if Ariana Burkley is willing and able to fill the vacancy on the board.

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 Board of Directors at 6:25 pm, this the 26th day of July, 2018.