

**SINGLETREE PROPERTY OWNERS ASSOCIATION (SPOA)
ANNUAL MEETING
March 11, 2017**

The Annual Meeting was held on Saturday, March 11, 2017, at 9:00 a.m., at the Singletree Community Center, Edwards, Colorado.

The board members present were: Mike Budd, Ralph Dockery, Ralph Merritt and Melissa Nelson. Approximately 83 property owners were in attendance in person and by proxy.

PROOF OF NOTICE MEETING – Director Nelson read the Proof of Notice stating that the meeting notice, agenda, budget and proxy were sent to property owners at least 30 days prior to the March 11, meeting with confirmation by Nina Timm.

MEETING MINUTES – by motion duly made and seconded, it was unanimously **RESOLVED** to waive reading and approve the 2016 Annual Meeting Minutes.

PRESIDENT’S REPORT – Director Nelson reported the role of the Singletree Property Owners’ Association is Covenant Enforcement and oversight of the Design Review Committee (DRC). In addition, the President’s Report included:

- SPOA and BCMD conduct joint meetings.
- Both boards hired Nina Timm as the Community Manager.
- SPOA partnered with BCMD to pay for the new Community Center building.
- The composition of Singletree’s DRC is very professional. There are 3 architects and 2 builders on the DRC.
- The proposed 2017 budget does not anticipate an increase in annual dues.
- The trails in and around Singletree continue to expand and be improved with assistance from SPOA and Singletree residents.
- A Social Committee was created to expand the events offered in Singletree.
- The Legal Committee was established.
- SPOA and BCMD are supporting *Inside Singletree*.
- The Singletree Opt-In Directory is available for pickup.

TREASURER’S REPORT – Director Merritt remarked that after contributing to the construction cost of the expanded Community Center, SPOA continues to maintain healthy reserves. The 2016 budget was on target and the proposed 2017 budget does not anticipate a dues increase.

2017 BUDGET ADOPTION – by motion duly made and seconded, it was unanimously **RESOLVED** to adopt the proposed 2017 budget as presented.

DESIGN REVIEW COMMITTEE – The Design Review Committee had a very busy 2016. There were over a dozen new projects approved and 2017, is on track to be busy again with five new projects starting. There was a reminder that all exterior changes need to be submitted, reviewed and approved prior to being completed. Repairs and

maintenance that are not changing design elements do not require Design Review Committee approval.

OPEN SPACE AND TRAILS COMMITTEE – Three Singletree community work days will be scheduled this summer. The trail work days typically involve closing short cuts that people create – please stay on the trail. The major project this summer will be the removal of the barbed wire around Singletree to improve wildlife habitat. Volunteers for Outdoor Colorado will be here on June 10, 2017, to work on barbed wire removal. Reminder to please clean up after your dog, even on the trails. The proposal to host mountain bike races on the West Avon Preserve has been denied and will not likely be considered in the future.

Sonnenalp Club makes the golf course property available to residents in the winter months. Please respect the golf course and the privilege and help keep it clean.

- Nob Hill Trail – adopted by Jim Knez
- Metcalf Trail – adopted by JP Powers

If you have any questions about the trails please call Lee Rimmel at 970.390.4256.

SOCIAL COMMITTEE – The Social Committee is hosting monthly events in Singletree. The Committee is always looking for good ideas for new events as well as additional committee members.

LEGAL COMMITTEE - Thanks were given to Chuck Powers and Jackson Zoellner, two resident attorneys, who have donated many hours to the community. The Legal Committee is working through Singletree's governing documents to ensure they are up to date and compliant with current law. They will also be working with the Design Review Committee to ensure the Design Guidelines are also as current as possible. Final updated documents will be placed on Singletree's website (www.singletreetoday.com).

COVENANT COMPLIANCE COMMITTEE – The Committee continues to work on timely placement and removal of trash cans, yard clean up and maintenance, and dog issues. If you have concerns please call the Community Manager.

COMMUNICATIONS COMMITTEE – SPOA continues to use email for regular communication with Owners. Holly Proctor, publisher of *Inside Singletree*, said thank you for the community's support and looks forward to increasing the number of people on her email list for social events hosted by the publication.

BERRY CREEK METRO DISTRICT – George Gregory, Berry Creek Metropolitan District (BCMD) President, was pleased to announce the completion of the new Community Center building. There is some outstanding landscaping work, etc. that will be completed this spring. The construction was completed generally on schedule and on budget. He introduced the other BCMD Board Members, Dan Godec, Karen Kern, Mike Reisinger and Katie Rothenberg. He noted that the Sonnenalp Club is a huge benefit to all residents and Singletree Owners and encouraged everyone to support it as much as possible.

REAL FIRE – Real Fire is a joint venture between Eagle County, Vail Board of Realtors, the various municipalities and fire districts to create a local program and wild fire prevention regulations. Through the program, Singletree residents may sign up for a professional property assessment and wild fire mitigation plan. More information can be found at www.realfire.net.

NEW BUSINESS – Three items came up for discussion under new business.

- SPOA is seeking additional residents to serve on any of the committees.
- June Creek Trail is up for adoption.
- Avon/Singletree Connector Trail is up for adoption too.

ELECTION OF BOARD MEMBERS – There are two terms expiring, Melissa Nelson and Ralph Dockery. Melissa Nelson and Ralph Dockery are seeking re-election. There were no self-nominations from the floor.

ELECTION – by motion duly made and seconded, it was unanimously

RESOLVED to affirm Melissa Nelson and Ralph Dockery each for three-year terms on the SPOA Board.

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

RESOLVED to adjourn the Annual Meeting at 10:01 AM this the 11th, day of March 2017.