

**SINGLETREE PROPERTY OWNERS ASSOCIATION (SPOA)  
ANNUAL MEETING  
March 10, 2018**

The Annual Meeting was held on Saturday, March 10, 2018, at 9:00 a.m., at the Singletree Community Center, Edwards, Colorado.

The board members present were: Mike Budd, Jennie Longville May, Ralph Merritt and Karen Zavis. Approximately 95 property owners were in attendance in person and by proxy.

**PROOF OF NOTICE MEETING** – Director Budd 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 10, meeting with confirmation by Jennie Longville May.

**MEETING MINUTES** – by motion duly made and seconded, it was unanimously

**RESOLVED** to waive reading and approve the 2017 Annual Meeting Minutes as presented.

**ELECTION OF BOARD MEMBERS** – There is one term expiring, Ralph Merritt's. Bios for the two (Ralph Merritt and Ron Rubinoff) candidates seeking the one open seat were emailed out ahead of the meeting. Courtney Holm self-nominated from the floor. Ballots were handed out at registration and included the two candidates who self-nominated prior to the meeting and contained a blank line for any self-nominations. Ballots were collected by Dan and Sue Godec, who also counted the ballots.

**BERRY CREEK METRO DISTRICT** – Dan Godec provided an update on current BCMD activities. These include a planned update and expansion of the pavilion and bathrooms at Chip Ramsay Park, planning for the on-going maintenance of existing facilities, controlling expenses in anticipation of decreasing revenues and conducting productive joint meetings with the SPOA board. George Gregory is term limited and will be leaving the board in May. Thanks was given to him for his years of dedicated service to the community. There was a brief discussion about anticipated water availability this coming summer in light of the dry winter. It was noted that Fremont Pass is currently at 100% of historical snow pack, Copper Mountain is at 95% and Vail Mountain is at 75% of historical snow pack for this time of year. March and April tend to be heavy snow months and will impact water availability for the summer and fall. Residents were reminded to follow the Water District's watering schedule. There was a question about Charolais Circle Pond being safe for dogs to swim in or not.

Had discussion about the \$25 key card fee for the Community Center. The goal of collecting the fee is to cover the cost of the keys as well as off-set a portion of the gym's operating expenses.

**PRESIDENT'S REPORT** – Director Budd reported:

- The social committee has been established and has been working at providing regular social events for the community.

- SPOA's accounting has been moved in-house, resulting in significant annual savings.
- Two documents, Service Agreement with BCMD and Covenant Compliance Policies, were updated or developed to be clearer and comply with existing regulations.

**TREASURER'S REPORT** – Director Zavis reported the board is proposing dues remain at \$150 per year and a balanced budget for 2018. There was a profit of \$45,000 in 2017, due to outstanding dues being collected, moving the accounting function in-house and Trails and Community Projects expenses being less than anticipated. SPOA has a strong legal reserve as well as other unrestricted cash reserves. Discussion was had about SPOA not owning or maintaining any assets. The community's assets are owned and maintained by BCMD.

**2018 BUDGET ADOPTION** – by motion duly made and seconded, it was unanimously **RESOLVED** to adopt the proposed 2018 budget as presented.

**DESIGN REVIEW COMMITTEE** – The Design Review Committee had a busy 2017. Four new homes were approved, as well as a handful of significant remodels and additions. The first demo-rebuild has received preliminary approval on Saddle Drive. Owners were reminded that exterior changes require DRC review and approval. The Design Guidelines and applications can be found online at [www.singletreetoday.com](http://www.singletreetoday.com). It was noted that cedar shake roofs may be approved and asphalt shingles are prohibited in Singletree. There was discussion about the Real Fire program and the DRC's review and approval of proposed mitigation. To reflect the built-out nature of the community, the Design Guidelines may be updated to add sections about remodels as well as increased construction management requirements. There is not an intention to add more prescriptive guidelines.

**OPEN SPACE AND TRAILS COMMITTEE** – Lee Rimmel provided the open space and trails update. The trails are very well used. Thanked both SPOA and BCMD for their financial support of trail maintenance. Trail maintenance on the three main trails are coordinated by:

- West Avon Preserve Connector – Sonnenalp Club
- Nob Hill Trail – Jim Knez
- Metcalf Trail – JP Powers

In conjunction with the USFS, the barbed wire fence removal project continues. There was an update on the Berlaimont Estates project and the proposed access road. Comments on the Draft EIS for Berlaimont Estates are due by Monday, March 12. Information about commenting on the Draft EIS will be emailed out to residents.

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

**LEGAL COMMITTEE** – Pleased to have completed the Compliance Policy update as well as finalize a Service Agreement with BCMD for managerial services.

**COMMUNICATIONS COMMITTEE** – SPOA continues to use email for regular communication with approximately one-half of Owners. You may opt into the system online or by sending Nina an email. There is a page of information each month in *Inside Singletree*. Information includes Owner education and reminders about rules as well as social information. Attendees were reminded they can receive emergency updates via EC Alert, found on Eagle County’s website, [www.eaglecounty.us](http://www.eaglecounty.us). Due to an apparent lack of interest, the community directory will no longer be updated.

**SOCIAL COMMITTEE** – The Social Committee is hosting monthly events in Singletree. The Committee is always looking for good ideas for new events. There was a request for another wine tasting.

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

- There was discussion about the possibility of the USPS providing home delivery to Singletree as well as how-to properly address packages so they are delivered and not returned to sender. It was noted that this is not unique to Singletree.
- SPOA is seeking additional residents to serve on any of the committees.

**ELECTION** – Results of the election were announced and Courtney Holm was elected to fill the one vacant seat on the SPOA board. Her term will expire in 2021.

**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 10:37 AM this the 10th, day of March 2018.