

**SINGLETREE PROPERTY OWNERS' ASSOCIATION
ANNUAL MEETING
MARCH 4, 2025**

The Annual Meeting was held on Tuesday, March 4, 2023, at 6:00 p.m., at the Singletree Community Center, Edwards, Colorado, and online via Zoom.

The board members present were Dan Godec, Jennie Longville May, Ron Rubinoff, and Karen Zavis. Approximately 47 property owners attended in-person, and 10 property owners attended virtually.

PROOF OF NOTICE – Director Godec read the Proof of Notice stating that the meeting notice, agenda, and budget were sent to property owners at least 30 days prior to the March 4, meeting with confirmation by Nina Timm.

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

RESOLVED to waive reading and approve the 2024 Annual Meeting Minutes as presented.

LEGAL COUNSEL UPDATE – Nina Timm on behalf of Wendell Porterfield

- SPOA was formed in June 1995, and did not exist prior to that.
- SPOA does not own nor maintain any real property or common areas. The parks and community amenities are owned and maintained by the Berry Creek Metropolitan District (BCMD). Consequently, it does not maintain any capital reserves.
- SPOA's functions are limited to Design Review and Covenant Compliance.
- SPOA does maintain a legal reserve fund to pay for any litigation expenses. There is no pending litigation.
- SPOA shares the expenses of a community manager with BCMD.

SINGLETREE PROPERTY OWNERS' ASSOCIATION (SPOA) BOARD ELECTION

Happy Power - Dan Godec explained that Happy Power cannot be at the meeting due to a family emergency. She looks forward to the opportunity to serve the community.

Jennie Longville May said she loves serving the community that she loves living in.

Jarrod DePriest stated he and his family moved to Singletree in August 2018, and he looks forward to getting more involved and giving back to the community.

Norton Cutler shared that he purchased a home in Singletree in 2005 and did not engage with the board until a few issues prompted him to run this year. He noted that, in general, the boards have maintained a good relationship with the Sonnenalp Club. However, he expressed concerns about the situation since COVID-19, when he asserted that the Sonnenalp Club ceased offering residents the opportunity to play golf on the course. He fears this may eventually extend to eliminating seasonal walking, especially in the absence of a formal agreement ensuring this opportunity remains. He is also concerned that the Eagle County Assessor has not properly valued the golf course, which has led to lower property taxes being paid to the Berry Creek Metro District (BCMD). Additionally, Cutler advocated for the community to prioritize wildfire risk mitigation and adopt a policy requiring homeowners to complete any necessary mitigation efforts on their property if recommended by a wildfire assessment professional. He also emphasized the need for the SPOA board to adopt an updated conflict of interest policy. While he acknowledged that he entered the race too late to be elected, he felt it was important to voice his concerns. Finally, he expressed his objection to the remainder of the meeting.

The SPOA board responded that they do not believe there are any reserved rights to use the golf course or club in the sales agreement between BCMD and the Sonnenalp Club. There is an adopted conflict of interest policy and board members make decisions based on the best interest of the community. The Sonnenalp Club provides a nicely maintained amenity for residents to enjoy during the winter.

Ballots were collected from the floor.

PRESIDENT'S REPORT – Dan Godec

- 2024 was an excellent year in Singletree. Forty homes were sold - a sign that people want to live here.
- Owners are investing in their Singletree homes – there were 136 Design Review Staff Approvals for improvements. Five major exterior renovations were approved, and three new homes will break ground this spring.
- BCMD and SPOA boards are both focused on wildfire risk mitigation in and around the community. Singletree maintains its FIREWISE USA designation.
- SPOA paid for four community-wide chipping days in 2024, and BCMD and Eagle Valley Wildland will offer five community-wide chipping days in 2025. He encouraged property owners to take all of the steps they can to reduce wildfire risk on their property.
- SPOA is solely funded by the \$215/unit annual dues.
- Thanks was given to Tom McClurg for leading Singletree's trails program and maintenance.
- It was noted that being located on a golf course adds value to everyone's property. SPOA has no responsibility for the golf course or club.
- April 8 – Sonnenalp Golf Course Cleanup day, please sign up to adopt a hole for cleanup.
- May 3 – I-70 Community Pride Highway Cleanup day.
- SPOA's summer party is a large expense that pays dividends in the community and good will that it returns.

OPEN SPACE AND TRAILS REPORT – Tom McClurg

- There are five trails in Singletree with six different trailheads.
- Looking at the results of the recent community survey, trails are a valued asset to Singletree.
- Trail workdays are scheduled as work on a trail is needed.
- In 2024, there were two days of work to clean up and repair trails. He encouraged all trail users to come out and help.
- In 2025, we anticipate two or three trail workdays as well as the placement of new signs at all trailheads and the completion of the barbed wire removal project in the West Avon Preserve. Also he plans to add more trails information to the website. He will be working with Vail Valley Mountain Trails Alliance on proposing new trails in and around Singletree.

Everyone gave thanks for all of the work that Tom has been doing to benefit Singletree's trails.

TREASURER'S REPORT – Karen Zavis

- SPOA is in excellent financial condition; its only asset is cash.
- SPOA has three functions: Design Review, Covenant Compliance, and social connection and the adopted budget reflects those functions.
- Annual dues increased to \$215 in 2025, from \$200 in 2024.
- In 2024, there was \$22,600 in excess revenue, which was rolled over into 2025. This excess revenue primarily resulted from interest income, lower-than-expected legal expenses, and the carryover of a planned website update expense. Without this rollover, the 2025 dues would have been \$235.
- Anticipates that dues will increase annually.

- There was a reallocation of the Community Manager's time and expenses, which are shared with BCMD. This resulted in an increase in costs for SPOA.
- In 2025, there is a savings for the community-wide chipping days which are now being funded by BCMD.
- It was clarified that SPOA has no employees.

DESIGN REVIEW COMMITTEE (DRC) UPDATE – David Viele

- Thanks were given to Nina Timm and John Perkins for exceptional customer service.
- The DRC is meeting once per month on the third Thursday of each month at 8:30 AM.
- Singletree is fortunate to have a dedicated and professional group of volunteers who serve on the DRC.

Thanks was given to the DRC for their time and service. Their efforts add value to the community.

LEGAL UPDATE – Dan Godec

Thankful to have no legal update at this time.

COMMUNICATIONS UPDATE – Karen Zavis

- SPOA communicates with residents via Constant Contact. Please make sure we have your current email address. The email distribution list is kept confidential.
- Stroll Singletree is the community's monthly publication. Please support the advertisers when you can. They keep the magazine in business.

UNFINISHED BUSINESS

None was reported.

2025 BOARD ELECTION

- There are three seats up for election.
- Ballots were mailed with annual meeting notices.
- There were no self-nominations from the floor.
- Following ballot counting, Happy Power and Jennie Longville May were each elected for three-year terms.

BERRY CREEK METROPOLITAN DISTRICT (BCMD) UPDATE – Courtney Holm

- The 2025 BCMD Board Election has been cancelled. There were three candidates for three board vacancies. Thanks to Melissa Nelson and Katie Rothenberg for their years of dedicated service to the community.
- BCMD is in good financial condition. Boards have budgeted for large capital projects over the years.
- Consolidated Management Services and Todd Neifert have taken over BCMD's operations management.
- There is a new management team at the Sonnenalp Club and BCMD has maintained a good relationship with them.
- Singletreetoday.com is ADA Accessible.
- Following the Community Enhancement Plan –
 - Water bottle filling stations were added at Chip Ramsey Park and the Community Center.
 - The emergency only access at the June Creek trailhead has been completed.
 - Continue to work on wildfire risk mitigation in and around Singletree with Eagle Valley Wildland.
 - In June, a public process will begin to create a plan to update the Charolais Circle Pond Park.

- New trees were planted at Chip Ramsey park.
- BCMD and Edwards Metro District will host another hard-to-recycle event this June. Stay tuned for the exact date.
- BCMD met with Edwards Metro District and the Board of County Commissioners to address Edwards area challenges.
- Last summer worked on mosquito control throughout Edwards and specifically in Singletree.
- Looking forward –
 - New trails proposal with new trail signs.
 - Continued work on traffic calming efforts on Singletree roads.
- Encourage everyone to participate in Sonnenalp Golf Course cleanup as well as Community Pride I-70 cleanup.
- Please keep wildlife safe – do not feed it and keep your trash cans secure at all times.
- There is no home delivery of mail in Singletree. You may get a complimentary small post office box at the Edwards Post Office.

PUBLIC INPUT

- Thanks was given to Lorry Prentis for her years of service on the SPOA Board.
- You can email manager@singletreetoday.com to be added to the board meeting packet distribution list. You will be emailed the monthly board packets.
- George Gregory thanked the board members for their work to make Singletree a great place to live!

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 6:52 PM this the 4th day of March 2025.