

**Minutes of the
Board of Directors of the
Singletree Property Owners Association Meeting
June 23, 2016**

A Regular Meeting of the Board of Directors the Singletree Property Owners Association, Eagle County, Colorado, was held on June 23, 2016, at approximately 3:29 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
- Ralph Dockery
- Jennie Longville
- Melissa Nelson

Also in attendance were:

- Ann Darby, BCMD
- Dan Godec, BCMD
- George Gregory, BCMD
- Karen Kern, BCMD
- Mike Reisinger, BCMD (by phone)
- Larry Rogers, DRC
- Nina Timm, Community Manager
- Dan Carlson, Operations

CHANGES TO THE AGENDA:

MEETING MINUTES:

The SPOA May 26, 2016 Meeting Minutes, were reviewed. By motion duly made and seconded it was unanimously

RESOLVED to approve the May 26, 2016 Meeting Minutes, as presented.

TREASURER'S REPORT:

There was discussion that the annual dues are accounted for equally across all 12 months, but this is not reflective of actual collections. It was noted the \$150,000 payment to BCMD for the new Community Center building was not listed in the current payables. By motion duly made and seconded it was unanimously

RESOLVED to approve the financial statements as submitted.

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

RESOLVED to approve the May 2016 list of payments with the inclusion of the \$150,000 payment to BCMD for the new Community Center building.

MANAGER'S REPORT:

Nina Timm updated the boards on the following:

- Second notices with late fees for 2016 SPOA Annual Dues are going out on June 1, 2016.
- Invitations for the annual party will go out on July 1.
- The new Covenant Compliance forms have arrived and have been used. They are timely, efficient and appear to be causing compliance.
- Multiple quotes for the new fitness equipment have been obtained. A decision about which brand equipment to order will be made in early August.
- The BecTri will be coming through Singletree on Saturday, August 6, 2016, between 8:30 and 10:30 AM.
- Based on research for the cost to rent other grass fields in Eagle County it is recommended BCMD consider charging \$150 per day for use of the field. Trash and recycling cans shall be provided and emptied, as needed, by the field user.

COMMITTEE REPORTS:

Covenant Compliance – Ralph Merritt – The violations report was included in the packet. There was a request to add a column about fines being issued. It was noted the ability to issue fines is limited.

Additional committee members should be added to the Covenant Compliance Committee.

Legal Committee – Mike Budd – The legal committee has lots of work to do to recommend updates to the Singletree documents so they are current with CCIOA and CRS. Marijuana and fines are two categories to address and there have been six bills that are relevant to SPOA approved in the most recent legislative session. The legal committee is currently cross referencing Singletree's documents with Cordillera and Eagle Vail, both communities have updated their documents recently.

Trails/Open Space Committee – Melissa Nelson – Lee Rimel has done more work to improve Singletree's trail heads, this includes adding waddle to reduce erosion. The proposed expansion of the West Avon Trail System is causing some concern for Singletree residents due to increasing traffic. A question about any expansion

violating the conservation easement was brought up. It was requested that written updates about the proposed expansion be provided going forward.

Communications Committee – Melissa Nelson – The first issue of Inside Singletree magazine will be delivered the first week of June and work has already begun on the July issue. Regular email communications are being sent out. The communications committee still needs more members.

Social Committee – Jennie Longville –

- The June 8 music at the Community Center had about 80 people attend, despite the pouring rain. Will explore more options to communicate events with residents. Another concert has been scheduled for July 13 with the same band.
- The June 17 Riverwalk Wine & Spirits wine tasting was well attended and sales warrant another wine tasting event, maybe in the winter. SPOA did not spend any money on this wine tasting.
- An invitation to a social committee organizing meeting has gone out to everyone who expressed interest in participating on the committee.

DRC Committee – Melissa Nelson – The DRC had nothing out of the normal to report. The legal committee advised them they would be recommending changes to the DRC based on the current legal review of Singletree's documents.

OPEN ITEM REPORT – Melissa Nelson –

- The legal committee has been working to create an updated draft of the Architectural Consultant's contract. There have been challenges reconciling all of the comments and changes.
 - The DRC is requesting written monthly reports of the Architectural Consultant's activities in Singletree, including site visits, staff approvals, etc.
 - All references to the SPOA president receiving copies of emails or documents need to be removed from the contract.
 - No SPOA board member may be part of the DRC process in case of the need for a quasi-judicial proceeding following a DRC decision.
 - Any changes proposed to the Architectural Consultant's contract will require approval by the SPOA board.
 - Wendell Porterfield will review the final draft prior to execution.
- It was noted there is good participation on all committees.

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 4:04 pm this the 23rd day of June, 2016.