

**Minutes of the
Board of Directors of the
Singletree Property Owners' Association Meeting
July 28, 2016**

A Regular Meeting of the Board of Directors the Singletree Property Owners' Association (SPOA), Eagle County, Colorado, was held on July 28, 2016, at approximately 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
- Ralph Dockery
- Jennie Longville
- Ralph Merritt

Also in attendance were:

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

CHANGES TO THE AGENDA:

The SPOA board will not consider or approve the Design Review Committee's (DRC) meeting minutes as they are reviewed and approved by the DRC.

MEETING MINUTES:

The SPOA, June 23, 2016 Meeting Minutes, were reviewed. By motion duly made and seconded it was unanimously

RESOLVED to approve the June 23, 2016 Meeting Minutes, as presented.

TREASURER'S REPORT:

Nina Timm asked for clarification on late fees for Annual Dues. A number of owners paid their dues late, but did not include the late fee. By motion duly made and seconded it was unanimously

RESOLVED to collect all late fees that are due. Unpaid late fees will be added to and collected with the following year's bill.

- It was noted that the June financials were amended to include the \$150,000 donation to BCMD for the construction of the new building.
- There was discussion about consolidating bank accounts as SPOA's account balances are diminished.
- A question was raised about where SPOA's revenue generated by design review fees is accounted for as well as the \$250 Site Inspection Fee paid to the Architectural Consultant.

The Board reviewed the monthly financial statement. By motion duly made and seconded it was unanimously

RESOLVED to approve the financial statements as submitted.

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

RESOLVED to approve the June 2016 list of payments.

MANAGER'S REPORT:

Nina Timm updated the boards on the following:

- The new website will be up and running by September 7, 2016.
- Vail Cup – soccer tournament will have games here October 1 & 2, 2016.
- Annual Party – 175 RSVPs. Should a tent be ordered for the party?
- SPOA late fees – is the policy to collect unpaid late fees after dues are paid, but not the billed late fees?
- Creating new DRC applications.

COMMITTEE REPORTS:

Covenant Compliance – Ralph Merritt – A request to use the previous three strikes and a fine issued policy for violations was made. The Legal Committee requested they complete more work before further fining takes place. It was agreed the policy needs to be consistent and applied equally. The Sherriff's Office will be contacted to increase on-street and trail head parking patrols.

Legal Committee – Mike Budd – The Legal Committee has included a copy of the proposed Architectural Consultant's Agreement in the packet. The board is being asked to approve the terms of the Agreement. By motion duly made and seconded it was unanimously

RESOLVED to approve Resolution No. 1, Series of 2016.

The Committee reminded the board they may not be involved in the DRC review process. The Committee has begun the process of reviewing all of Singletree's documents and cross referencing them with other communities to ensure they are compliant with current Colorado Revised Statutes. Singletree may have some greater latitude under CCIOA because they do not own any property.

Trails/Open Space Committee – Melissa Nelson – No report this month.

Communications Committee – Melissa Nelson – No report this month.

Social Committee – Jennie Longville –

- The July 13 music at the Community Center had about 125 people attend.
- Music for the Annual Party has been secured and will cost \$700.
- Looking to add a September community event.
- A tent for the Annual Party is a good idea based on the construction and number of attendees.

DRC Committee – Melissa Nelson –

- Re-roofs with previously approved roofing materials may be staff approved.
- The \$250 Site Observation Fee should be collected from owners and then paid to JMP.
- The DRC adopted Flag Pole Installation Guidelines.
- A new sign for the Sonnenalp Club has not come back before the DRC. The Sonnenalp Club was going to be working with Eagle County for their approval prior to returning to the DRC.

OPEN ITEM REPORT – Melissa Nelson – No report this month.

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 5:25 pm this the 28th day of July, 2016.

ATTACHMENT: Resolution No. 1, Series of 2016

**RESOLUTION NO. 1
SERIES OF 2016**

**A RESOLUTION APPROVING THE TERMS OF A CONTRACT BETWEEN SINGLETREE
DESIGN REVIEW COMMITTEE, SINGLETREE PROPERTY OWNERS' ASSOCIATION
AND JOHN PERKINS, AIA.**

WHEREAS, the Singletree Design Review Committee (the "DRC"), was created by the Declaration of Covenants, Conditions and Restrictions for Berry Creek Ranch Filings Nos. 1, 2, 3, and 4 (the "Declaration");

WHEREAS, the Declaration states the DRC may avail themselves of the advice of technical consultants as they see fit, subject to Singletree Property Owners' Association Board (SPOA) approval;

WHEREAS, the DRC would like to avail themselves of technical advice from John Perkins, AIA;

WHEREAS, the DRC and John Perkins, AIA, have mutually agreed to certain terms for technical consulting services; and

WHEREAS, the contract has been reviewed by Wendell B. Porterfield, Esq.

NOW, THEREFORE BE IT ORDAINED BY THE SINGLETREE PROPERTY OWNERS' ASSOCIATION,
THAT:

1. SPOA hereby approves the terms of the contract for technical consulting services between the DRC and John Perkins, AIA, a copy of which is attached hereto as **Exhibit A**, and made part hereof by this reference.
2. This Resolution shall be effective immediately upon adoption.

INTRODUCED, READ, APPROVED AND ADOPTED this 28th day of July, 2016.

Ralph Dockery, Vice President SPOA

ATTEST

Jennie Longville May, Secretary