

**Minutes of the
Board of Directors of the
Singletree Property Owners' Association Meeting
January 26, 2017**

A Regular Meeting of the Board of Directors the Singletree Property Owners' Association (SPOA), Eagle County, Colorado, was held on January 26, 2017, at approximately 4:25 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 May
- Melissa Nelson

Also in attendance were:

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

CHANGES TO THE AGENDA:

- The DRC report will be moved to the start of the agenda.

MEETING MINUTES:

The SPOA, December 8, 2016 Meeting Minutes, were reviewed. By motion duly made and seconded it was unanimously

RESOLVED to approve the December 8, 2016 Meeting Minutes, as amended.

DRC Committee – Melissa Nelson

- The agendas have been full and Singletree can expect another robust construction season in 2017 with new construction and significant remodels.
- The Legal Committee will join the March 2, DRC meeting at 8:00 AM. The Legal Committee will prepare an agenda.

TREASURER'S REPORT:

- The Board acknowledged receipt of the December financial statements.
- There was a question about what the (\$2,979) in pre-paid assessments is.
- JMP Architects and Berry Creek Metropolitan District's monthly payments have been set up on auto-pay for the 30th of each month.

Following the financial discussion, by motion duly made and seconded it was unanimously

RESOLVED to approve the payables as presented.

- Discussion about the need to receive and review the Design Review (DRC) Compliance Deposits on a monthly basis was had.

Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to no longer have the DRC compliance deposits included in the Board's monthly meeting packet.

MANAGER'S REPORT:

- The cookie social was on Sunday, December 11.
- The new building open house was Sunday, January 8, 2017 and about 250 people attended it.
- The Social Committee will be hosting a meditation class on Sunday, February 12, 2017, for the February social event.

COMMITTEE REPORTS:

Covenant Compliance – Ralph Merritt –

- 11 Buckboard and 45 Hereford have had two warnings related to trash or trash cans not being stored in their garage when it is not trash day.

Trails/Open Space Committee – Melissa Nelson –

- It was requested that Lee Rimmel attend the February meeting.

Communications Committee – Melissa Nelson –

- There will be a full-page in the March *Inside Singletree* magazine with a variety of topics from BCMD & SPOA.
- The opt-in directory will be available for pick up at the Community Center by Friday, February 3.

Social Committee – Jennie Longville –

- The March social event will be a Swing Dance Class on Saturday, March 25.

- There are 15 people signed up so for the February Meditation Class.

EXECUTIVE SESSION:

By motion duly made and seconded it was unanimously

RESOLVED to move in to Executive Session at 5:01 pm to meet with SPOA's attorney, Wendell Porterfield, to receive legal advice.

The Board adjourned from Executive Session at 5:45 pm.

ACTION FOLLOWING EXECUTIVE SESSION:

The Board discussed that the Legal Committee will continue to work on the Covenant Compliance Policy and have it reviewed by SPOA's attorney.

OPEN ITEM REPORT – Melissa Nelson –

- There were no items on the open item report.

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 5:46 pm this the 26th day of January, 2017.