

**SINGLETREE PROPERTY OWNERS ASSOCIATION (SPOA)
ANNUAL MEETING
March 12, 2016**

The Annual Meeting was held on Saturday, March 12, 2016, at 9:00 a.m., at the Singletree Community Center, Edwards, Colorado.

The board members present were: Ralph Dockery, Jay Gould, Jennie Longville May, Ralph Merritt and Melissa Nelson. Approximately 105 property owners were in attendance in person and by proxy.

PROOF OF NOTICE MEETING – Director Nelson 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 12th meeting with confirmation by Secretary Longville May.

MEETING MINUTES – by motion duly made and seconded, it was unanimously **RESOLVED** to waive reading and approve the 2015 Annual Meeting Minutes.

PRESIDENT’S REPORT – Director Nelson reported the role of the Singletree Property Owners’ Association is Covenant Enforcement and oversight of the Design Review Committee (DRC). In addition, the President’s Report included:

- Thanks was given for years of service to Charlie Dolan and George Gregory, who have recently stepped down from their role on the DRC. Their vacancies have been filled by Larry Deckard and David Viele. Another term on the DRC is up this year and two residents, a builder and an architect, have expressed interest in the position.
- The board is also looking to expand the role and membership of the recently created Social Committee.
- Nina Timm was introduced as the new Community Manager by George Gregory.
- The dues will remain at \$150 per year for 2016.
- Two local trails (Nob Hill and Mesquite) are to be adopted and will be maintained by community volunteers. More information about how to get involved in trail maintenance and restoration projects will be sent out via email.
- An opt-in directory of neighbors will be created. Those who wish to be included should complete forms provided at the meeting and submit the forms to Nina Timm. Additional forms will be sent out via email to the community. The directory is for personal use only.

TREASURER’S REPORT – Director Dockery reported a balanced budget for the Association. The Association currently maintains a healthy reserve. There will be no dues increase for 2016. The Association has voted to contribute a maximum of \$250,000 to the Community Center expansion funded from current reserves. Director Dockery reported the Association contributed funds in 2015 for the Wild Fire Mitigation team and paid for the creation of the new disk golf course.

COVENANT ENFORCEMENT COMMITTEE – The Committee continues to work on timely placement and removal of trash cans, yard clean up and maintenance, and dog issues. The committee reminds pet owners to keep their pets under control at all times

and clean up your dog's feces. It was noted that Honeywagon will return trash cans to garages following pickup for \$36 per quarter or \$15 per request. Honeywagon customers may call to request this service.

COMMUNICATIONS COMMITTEE – Director Nelson reported that all communications such as the quarterly newsletter and important community notices have gone digital, saving postage and paper.

OPEN SPACE AND TRAILS COMMITTEE – Director Nelson reported that communication will be sent out soon on how to get involved in maintaining the two trails the community has adopted, Nob Hill and Mesquite. The Mesquite trail will involve working with the Vail Valley Mountain Bike Association and the United States Forest Service on installation of steps this summer.

SOCIAL COMMITTEE – The social committee noted the hikes, being led by Marlin Smickley, depart from the Community Center on the third Saturday of every month at 9 AM. The annual Summer Party is scheduled for Saturday, August 27, 2016. The social committee is also looking for new members.

ELECTION OF BOARD MEMBERS – There are two terms expiring, Jay Gould and Jennie Longville May. Jay Gould was thanked for his six years of service as he is not seeking re-election. Jennie Longville May is seeking re-election and Mike Budd was also nominated to run. There were no self-nominations from the floor.

ELECTION – by motion duly made and seconded, it was unanimously

RESOLVED to appoint Mike Budd and Jennie Longville May to the board as there are two vacancies and two candidates to fill the board vacancies.

SONNENALP PRESENTATION – Heidi Cofelice, General Manager, from the Sonnenalp Golf Club spoke about the remodel and addition of the new Sonnenalp Fitness Center along with new membership options. Kelly Liken introduced her new restaurant, Harvest. It is designed be a neighborhood restaurant and will also have a grab-and-go section as well as a juice bar. The new facilities and restaurant will be open in June.

REALFIRE – Eric Lovgren, Wildfire Mitigation Manager, from Eagle County and Mike Budd presented the benefits of creating a local assessment template for REALFIRE. Eagle County will provide a site specific wild fire assessment and plan for residents' homes. If a home becomes REALFIRE Certified it is noted in the Eagle County Assessor's records and may be recognized by insurance companies.

SINGLETREE MAGAZINE – Holly Proctor, N2 Publishing, made a presentation about the new Singletree magazine that she will be publishing.

EAGLE VALLEY LAND TRUST – Jessica Foulis, Stewardship Manager, explained that the Eagle Valley Land Trust works with property owners to preserve land in perpetuity. She noted that our seasonal trail closures provide wildlife with essential winter habitat and thanked residents for respecting those rules. The Land Trust will be leading this

year's Hike for the Elusive Pentsemon on June 11, 2016. Details will be provided closer to the date.

BERRY CREEK METRO DISTRICT – George Gregory, Berry Creek Metropolitan District (BCMD) President, reported that due to the diligent work of the BCMD board over the years, the BCMD is in good financial condition. There has been a 4.5 mil reduction in BCMD's assessments. Construction of the expanded Community Center building is being paid for out of unrestricted reserves, along with a donation of \$250,000 from SPOA, and will provide the community with a new workout area, locker rooms and additional meeting rooms. The project will start within two weeks and will be completed in December 2016.

PROPERTY OWNERS' INPUT –

- Concern about the speed cars are traveling on Singletree roads, particularly Winslow Road.
- A question was asked about when the roads will be over laid. It seems to have not happened for many years.
- Voles – How can homeowners get rid of the vole infestation?
- It appears there is an increase in the number of homes that are being rented on a short-term basis. How can this be addressed and eliminated?

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 this the 12th, day of March 2016.