

**Minutes of the Board of Directors of the
Singletree Property Owners' Association Meeting
January 25, 2018**

A Regular Meeting of the Board of Directors the Singletree Property Owners' Association (SPOA), Eagle County, Colorado, was held on January 25, 2018, at 4:55 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
- Melissa Nelson
- Karen Zavis

Also in attendance were:

- Dan Godec, BCMD
- George Gregory, BCMD
- Karen Kern, BCMD
- Katie Rothenberg, BCMD
- Nina Timm, Community Manager

CHANGES TO THE SPOA MEETING AGENDA:

There were no changes to the agenda.

JOINT MEETING WITH THE DRC UPDATE:

SPOA met jointly with the DRC this morning to discuss the need to update Singletree's Design Guidelines to reflect the built out environment that exists today as well as provide more clarity. The DRC would like to retain experts to complete the work in a timely manner.

MEETING MINUTES:

The SPOA December 7, 2017, meeting minutes were reviewed and amended. By motion duly made and seconded it was unanimously

RESOLVED to approve the amended December 7, 2017, meeting minutes.

TREASURER'S REPORT:

- The revenue for the month and year is stated correctly. It includes an accounting revenue correction for the past two years.
- Admin Support includes a past due payment of \$500 to BCMD.
- The Accounting expense is an old bill from Marchetti & Weaver.
- Revenues exceeded expenditures by \$38,000 in 2017.
- The financials being included in the year's annual meeting packet have been updated to include more information than was provided last year.

- There was discussion about how updating the Design Guidelines could be paid for in 2018, and if it should come from reserves or community projects.

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

RESOLVED to approve the amended December 2017 and January 2018 payables as presented.

2018 ANNUAL MEETING:

The board reviewed the annual meeting agenda and information contained in the packet to be sent to Owners. Potential speakers for the meeting were discussed. Will reach out to the Sonnenalp Club and the town of Vail for their water quality presentation as speakers. The community update will include information about improvements to Chip Ramsay Park and the Design Guidelines.

DESIGN REVIEW COMMITTEE:

The DRC may provide 2017 Singletree development statistics as well as an overview of the goals of updating the Design Guidelines at the annual meeting.

COMMITTEE REPORTS:

LEGAL:

- The Service Agreement has been turned over to BCMD's and SPOA's attorneys and the legal committee recommends getting it done.
- Recommend getting the agreements with Disher, Cuny and Colletti done and stop spending additional time on these matters.
- If the Disher agreement is not executed by February 9th then court action should commence on February 12.

TRAILS AND OPEN SPACE:

- There was no update this month.

COMMUNICATIONS:

- Ongoing effort to keep residents informed and creating fresh content for *Inside Singletree*.

SOCIAL:

- February and March will be dance lessons with Maria Barry.
- May will be Alpine Arts Center.
- June, July and September will be the summer concert series.

MANAGER'S REPORT:

- Request to move the April joint meeting and the Boards agreed to move the April joint meeting to April 19, 2018, at 3 pm.

- There was board direction to commence with a small claims court action against the Owner with a significant outstanding balance that has not responded to requests for payments.
- It was agreed the Singletree Opt-In Directory will not be updated for 2018.

OPEN ITEM STATUS REPORT:

- There was discussion about sending letters to Owners with homes that may need exterior repair and maintenance, letting them know this work needs to be completed per the Declaration.

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 Board of Directors at 6:12 pm, this the 25th day of January, 2018.