

**Minutes of the Board of Directors of the  
Singletree Property Owners' Association Meeting  
December 12, 2019**

A Regular Meeting of the Board of Directors the Singletree Property Owners' Association (SPOA), Eagle County, Colorado, was held on December 12, 2019, at 2:15 p.m., at the Singletree Community Center, 1010 Berry Creek Road, Edwards, Eagle County, Colorado.

**Attendance** The following SPOA Directors were present and acting:

- George Gregory
- Courtney Holm
- Jennie Longville May
- Karen Zavis

Also in attendance:

- Dan Godec, BCMD
- Karen Kern, BCMD
- Mike Reisinger, BCMD
- Nina Timm, Community Manager
- Wendell Porterfield, SPOA Attorney
- Chris Neuswanger, Owner
- Rohn Robbins, Neuswanger's Attorney
- John Perkins, SPOA Architectural Consultant
- David Viele, DRC Chair

**CHANGES TO THE SPOA MEETING AGENDA:**

The SPOA agenda was amended to accommodate the schedules of everyone present.

**APPEAL OF DESIGN REVIEW COMMITTEE'S DECISION**

The Neuswangers purchased their home in June 2019 and installed a fence in late June and early July. The fence is in the front and side setbacks. After installing the fence, the Neuswangers applied to the Design Review Committee (DRC) for a setback variance for their fence. The DRC denied the variance request on October 3, citing the requirements of Section 3.3, Fences of the Design Guidelines. Mr. Neuswanger and his attorney presented photos showing the mature trees on the Lot and their belief that there is no other practical location for a fence due to the trees and the size of the Lot. They also explained that the immediate neighbors did not have an issue with the fence. The SPOA Board took the appeal under advisement and adjourned from the SPOA portion of the meeting at 2:45 p.m. Chris Neuswanger, Rohn Robbins, and John Perkins left the meeting.

The SPOA portion of the meeting resumed at 4:15 p.m.

**PUBLIC COMMENT:**

There was no public comment.

**DESIGN REVIEW UPDATE:**

David Viele, DRC Chair, requested the SPOA board revisit updating the Design Guidelines. The Design Guidelines have served the community very well but need to be updated to address the nature of current development/redevelopment in Singletree. The previous review (2018) of the Design Guidelines identified certain “low hanging fruit” and those proposed changes should be implemented, and the DRC also recommends a more comprehensive review should begin. A community survey may be a good way to determine the community’s appetite for more comprehensive change of the Design Guidelines. At the least the Design Guidelines need to be updated to reflect the built-out condition in Singletree. A joint work session with the SPOA and DRC Boards will be scheduled.

**EXECUTIVE SESSION:**

The SPOA Board met with Mr. Porterfield to discuss the appeal presented earlier. It was agreed that Mr. Porterfield will draft a letter to the Neuswangers in response to their appeal and the SPOA Board’s decision to uphold the DRC’s decision.

**MEETING MINUTES:**

The SPOA October 24, 2019, budget work session minutes were reviewed. By motion duly made and seconded it was unanimously

**RESOLVED** to approve the October 24, 2019, budget work session minutes.

The SPOA October 24, 2019, meeting minutes were reviewed. By motion duly made and seconded it was unanimously

**RESOLVED** to approve the October 24, 2019, meeting minutes.

**TREASURER’S REPORT:**

The October and November financials were reviewed. Following review and discussion of the financials, by motion duly made and seconded it was unanimously

**RESOLVED** to accept the October and November 2019 financial reports as presented.

By motion duly made and seconded it was unanimously

**RESOLVED** to approve the November and December 2019 payables as presented.

**SPOA ANNUAL MEETING:**

The Board requested a banner announcing the Annual Meeting be added to the website to highlight the March 10, at 6 PM meeting time.

**COMMITTEE REPORTS:**

Trails & Open Space – Lets find a way to honor the dedicated volunteers who do this work.

Legal – Does the SPOA need to adopt a new privacy policy?

Social – January event is a community snowshoe tour and February is a couple of Call. Push. Shock. classes taught by Starting Hearts.

Communications – Continue to look for Inside Singletree content ideas.

**COMPLIANCE UPDATE:**

Purchase a case of wine and boxes of chocolates to give to neighbors to who need to work out differences with each other.

**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 5:50 pm, this the 12<sup>th</sup> day of December 2019.