

**Minutes of the Board of Directors of the  
Singletree Property Owners' Association Meeting  
March 23, 2021**

A Regular Meeting of the Board of Directors the Singletree Property Owners' Association (SPOA), Eagle County, Colorado, was held on March 23, 2021, at 4:35 p.m., at the Singletree Community Center. The meeting was held virtually via GoToMeeting.

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

- Ariana Burkley
- Dan Godec
- George Gregory
- Jennie Longville May
- Karen Zavis

Also, in attendance:

- Courtney Holm, BCMD
- Katie Rothenberg, BCMD
- Melissa Nelson, BCMD
- Mike Reisinger, BCMD
- Trevor Broersma, BCMD
- Nina Timm, Community Manager
- Chris Neuswanger, Owner
- Helen Burton, Owner
- Kim Tofferi, Owner
- Melanie Bartlett, Owner
- Rich Howard, Owner
- Tom Crisofulli, Owner

**CHANGES TO THE SPOA MEETING AGENDA:**

There were no changes to the agenda.

**PUBLIC INPUT FROM THE BCMD PORTION OF THE JOINT MEETING:**

Chris Neuswanger, a homeowner, spoke on behalf of 8 residents who signed his letter expressing concern that it is not within the SPOA Board's purview to donate POA money and he requested that the Board make it right by either: asking for the donations back or having Board members reimburse the money personally. He also noted there was no notice on the posted agenda regarding possible donations to local charities. He reiterated that CCIOA prevents SPOA from making donations. He is also concerned there is a possible conflict of interest since Dan Godec serves on both the SPOA Board and The Community Market board.

George Gregory indicated that in his opinion SPOA is not subject to CCIOA as there is no common property in Singletree. He acknowledges that the item was not on the agenda, as it

came up under Other Business while discussing the cancelled 2020 summer party. He committed to ensuring more accurate agendas are posted so residents know what actions are being considered.

Melanie Bartlett, a homeowner, said she wants to get more involved in her new community and had concern about a previous donation for Bair Ranch that she heard about from her neighbors. It was noted that the Bair Ranch item came up at an annual meeting and no SPOA donation was ultimately made for the Bair Ranch purchase. Melanie requested this be recorded so that future Boards ensure the community is notified before any donation is made.

Tom Crisofulli, a homeowner, spoke about the principle behind not giving away owners' money without their input.

Rich Howard, a homeowner, said he was there to listen. He also suggested that in the future the Board consider unusual and unbudgeted spending using a "can it be done rather than should it be done?" process. Ask "is it in the POA's purview?"

Helen Burton, a homeowner, was noted she was there to listen and was supportive of the Board's decision to donate during the unique situation of the COVID-19 pandemic and that she believed the Board was genuinely looking to help residents. She further commented that she believed the Board understands the controversy and will act differently in the future.

On behalf of the Board, George Gregory noted the Board understands the concerns expressed and that future agendas will reflect any consideration of budget amendments so that owners may comment prior to an amendment. He also expressed appreciation for the participation of those homeowners who expressed their thoughts and/or concerns.

Helen Burton, Kim Tofferi, Melanie Bartlett, Rich Howard, and Tom Crisofulli left the meeting.

**MEETING MINUTES:**

The SPOA February 23, 2021, meeting minutes were reviewed. By motion duly made and seconded it was unanimously

**RESOLVED** to approve the February 23, 2021, meeting minutes.

**DRC REPORT:**

Based on recent inquiries and DRC agendas, it is going to be another robust remodeling and construction season in Singletree.

**TREASURER'S REPORT:**

It was noted that January and February are typically very slow months for revenue and expenditures in Singletree and this year is no different. It was noted that annual dues of \$150 were approved at the Annual Meeting and that invoices have been sent to owners. There is approximately \$4,700 in accounts receivable from previous years. Following the discussion, by motion duly made and seconded it was unanimously

**RESOLVED** to accept the February 2021 financial report as presented.

The Board reviewed March payables, the payables were all typical monthly expenditures. Following review, by motion duly made and seconded it was unanimously

**RESOLVED** to approve the March payables as presented.

**COMMITTEE REPORTS:**

Legal – No actions pending.

Trails & Open Space – Working on getting bids to add two sets of steps on the Mesquite Drive trailhead.

Social – Still waiting for the pandemic to end.

Communications – Will provide RealFire information and education. Will also reinforce reduced outdoor water use.

**COMPLIANCE UPDATE:**

No questions. Usual issues continue.

**ELECTION OF BOARD PRESIDENT, VICE PRESIDENT, AND SECRETARY/TREASURER**

Dan Godec was reelected to the SPOA Board for a three-year term at the March Annual Meeting. George Gregory would like to step down from his role as president of the Board. Following discussion, by motion duly made and seconded it was unanimously

**RESOLVED** to elect Dan Godec as President of the SPOA Board.

Further it was unanimously

**RESOLVED** to elect Jennie Longville May as Vice President of the SPOA Board.

And it was unanimously

**RESOLVED** to elect Karen Zavis as Secretary and Treasurer of the SPOA Board.

**OTHER BUSINESS:**

There was discussion about setting up a table at the Summer Party to collect donations for The Community Market.

**ADJOURNMENT:**

There being no further business to come before the Board, by motion duly made and seconded it was unanimously

**RESOLVED** to adjourn the meeting of the Singletree Property Owners Association Board of Directors at 4:55 pm, this the 23<sup>rd</sup> day of March 2021.