

**Minutes of the Board of Directors of the
Singletree Property Owners' Association Meeting
May 19, 2021**

A Regular Meeting of the Board of Directors the Singletree Property Owners' Association (SPOA), Eagle County, Colorado, was held on May 19, 2021, at 4:38 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, by phone
- Dan Godec
- George Gregory
- Jennie Longville May, by phone
- 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

CHANGES TO THE SPOA MEETING AGENDA:

There were no changes to the agenda.

PUBLIC INPUT FROM THE BCMD PORTION OF THE JOINT MEETING:

Helen Burton, owner, questioned how SPOA is subject to Colorado Common Interest Ownership Act (CCIOA) and/or the Not-for-Profit act. She has concern that sometimes SPOA acts as if it is subject to CCIOA and other times it is not. She noted that SPOA is allowed, under its documents to purchase and/or own property.

Dan Godec responded saying that SPOA would have its attorney clarify CCIOA's applicability.

Chris Neuswanger, owner, let the Board know that they can declare themselves subject to CCIOA, even if it is not subject to it. He requested a committee of residents and board members study the pros and cons of being subject to CCIOA. He also reminded both boards that they are separate entities, must act separately and not respond for one another. He requested more neighborliness and manners. He also requested that the meeting time be changed to evenings to accommodate the schedule of working residents. He again let the boards know that High5

Media can record the meetings for \$300/meeting. It was pointed out that engaging in an online forum is different than attending a meeting and participating in a board meeting.

It was noted that no meeting time will work with everyone's schedule and that the current day and time was chosen because it accommodates the majority of the board members' schedules and they donate considerable time each month to the meeting.

Helen Burton left the meeting.

MEETING MINUTES:

The SPOA April 27, 2021, meeting minutes were reviewed. By motion duly made and seconded it was unanimously

RESOLVED to approve the April 27, 2021, meeting minutes.

DRC REPORT:

The SPOA Board discussed that the Design Guidelines speak about the exterior color palette of homes being drawn from the hillside that surrounds Singletree and that the recent updates to the Design Guidelines may have some unintended consequences that may need addressing around the definition of a "Minor Exterior Alteration." It was noted that Party Wall Agreements are the prevailing document for duplexes as they are first in time.

It was noted, the DRC will provide the SPOA Board with their recommendation on roofing materials on duplexes at SPOA's June meeting.

Chris Neuswanger commented that roofing options in Singletree are limited and expensive and suggested more affordable options be considered.

TREASURER'S REPORT:

Dues were billed in a timely manner following the Annual Meeting and payments are being received at a typical pace. Expenses remain in line for the year, noting Social expenses remain low due to the Pandemic. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to accept the April 2021 financial report as presented.

The Board reviewed May payables, the payables were all typical monthly expenditures, plus a deposit for the summer party tent rental. Following review, by motion duly made and seconded it was unanimously

RESOLVED to approve the May payables as presented.

COMMITTEE REPORTS:

Legal – No actions pending.

Trails & Open Space – It was noted that mountain bikers are not respecting the new trail alignment at the Singletree/Avon Connector trail.

Social – Working on outdoor concerts for July and September.

Communications – Will send out emails on bears, annual dues, water use, and wildfire mitigation. Have a high open rate so want to be judicious in number of emails sent.

COMPLIANCE UPDATE:

No questions. Usual issues continue.

OTHER BUSINESS:

The Board discussed having SPOA’s attorney prepare something for review on CCIOA and its applicability to SPOA.

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 5:05 pm, this the 19th day of May 2021.