

**Minutes of the Board of Directors of the  
Singletree Property Owners' Association Meeting  
June 22, 2021**

A Regular Meeting of the Board of Directors the Singletree Property Owners' Association (SPOA), Eagle County, Colorado, was held on June 22, 2021, at 2:20 p.m., at the Singletree Community Center.

**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
- Nina Timm, Community Manager
- Chris Neuswanger, Owner
- David Viele, DRC Chairperson
- Mike Budd, Owner
- Mike Thompson, Owner
- Tom Perfetti, Owner
- Wendell Porterfield, Attorney

**CALL TO ORDER:**

Dan Godec called the SPOA meeting to order at 2:20 PM.

**EXECUTIVE SESSION:**

A motion was made to move into executive session to receive legal advice from SPOA's attorney, Wendell Porterfield. By motion duly made and seconded it was unanimously

**RESOLVED** to move into executive session to receive legal advice from SPOA's attorney.

The Board exited from the executive session at 3:00 PM. No decisions were made in executive session and no action was taken following the executive session.

Wendell Porterfield left.

The SPOA meeting was paused and the BCMD meeting began.

**THE SPOA MEETING WAS CALLED TO ORDER AGAIN AT 5:15 PM.**

**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, owner, stated that he believes that SPOA is subject to CCIOA, and that the executive session was improperly noticed. He requested that the Board be more forthcoming in the future.

Mike Budd, owner, shared his perspective that he believes the agenda was sufficient regarding the executive session. He then passed out Real Fire literature to the everyone in the room.

**MEETING MINUTES:**

The SPOA May 19, 2021, special meeting minutes were reviewed. By motion duly made and seconded it was unanimously

**RESOLVED** to approve the May 19, 2021, special meeting minutes.

**DRC REPORT:**

David Viele, DRC Chairperson, provided an explanation of why the proposed golf course protection netting adjacent to the driving range application was denied by the DRC. Without an amendment to Section 4.3 of the Design Guidelines the DRC cannot approve any golf ball protection netting adjacent to the driving range. The DRC recommends that the Design Guidelines be amended to permit such netting **only** adjacent to the driving range. Following the discussion, by motion duly made and seconded it was unanimously

**RESOLVED** to amend section 4.3 of the Design Guidelines to permit golf ball protection netting only adjacent to the driving range.

The Board then discussed the possibility of permitting duplex owners to have different roofing materials on each half of the duplex. Tom Perfetti, owner, requested the Board seriously consider this. It would benefit him as his neighbor has a newer cedar shake roof on their house than Mr. Perfetti has on his and Mr. Perfetti would like to change to a compatible looking synthetic shake material. He believes that this would benefit many duplexes in Singletree.

The Board discussed the implications such a decision could have on Party Wall Agreements and their concern for getting in the middle of duplex owners' decisions about roofing materials. It was noted that the current regulations have created a cohesive appearance in Singletree, and this benefits all owners. Following the discussion, the Board determined it is not prepared to amend section 2.23 of the Design Guidelines to allow for different roofing materials on duplex units. It was agreed that up to 25% of a roof could be repaired/replaced with the same material without joint duplex owner sign off.

The Board also discussed the possibility of eliminating cedar shakes as a permitted roofing material. There was not consensus on this topic, consequently cedar shakes will continue to be a permitted roofing material in Singletree. It was noted that Eagle County may act on this, and Singletree would comply with any Building Code changes.

Tom Perfetti left the meeting.

**APPEAL OF STAFF DENIAL FOR PARKING SPACES WITHIN THE SETBACKS:**

Mike Thompson, owner of 1111 June Creek Road, presented his case for the SPOA Board to overturn the staff denial for parking spaces within the setbacks. Mr. Thompson provided a map showing what he suggested is precedent for such parking spaces around his home in Singletree. The Board reviewed the map provided and agreed to further review of the properties indicated on the map.

David Viele and Mike Thompson left the meeting.

**TREASURER'S REPORT:**

Revenue and expenses are on schedule and on-budget. It was noted that the wildfire mitigation project was paid for out of the Community Projects line item. Following the discussion, by motion duly made and seconded it was unanimously

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

The Board reviewed June payables, the payables include typical monthly expenditures plus Summer Party expenses and the previously mentioned wildfire mitigation expense. Following review, by motion duly made and seconded it was unanimously

**RESOLVED** to approve June payables as presented.

**COMMITTEE REPORTS:**

Legal – No actions pending.

Trails & Open Space – Nothing to report.

Social – There will be an opportunity for residents to donate to local food pantries at the Summer Party. Working on organizing an ice cream social too.

Communications – The August Inside Singletree page is dedicated to the Summer Party.

**COMPLIANCE UPDATE:**

No questions. Usual issues continue.

**OTHER BUSINESS:**

- CCIOA will be a discussion item on the July meeting agenda.
- The Board discussed Singletree's Rule requiring that turf and landscaping be maintained by irrigation. This summer, with stream flows being so low and lower than normal summer precipitation anticipated it seems irresponsible to require residents irrigate their yards if they chose not to do so. Following the discussion, by motion duly made and seconded it was unanimously

**RESOLVED** to suspend the requirement that landscaping be supported by irrigation this summer.

**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 6:15 pm, this the 22<sup>nd</sup> day of June 2021.