

**Minutes of the Board of Directors of the  
Singletree Property Owners' Association Meeting  
July 27, 2021**

A Regular Meeting of the Board of Directors the Singletree Property Owners' Association (SPOA), Eagle County, Colorado, was held on July 27, 2021, at 4:30 p.m., at the Singletree Community Center.

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

- Ariana Burkley
- George Gregory
- Karen Zavis

Also, in attendance:

- Courtney Holm, BCMD
- Melissa Nelson, BCMD
- Mike Reisinger, BCMD
- Nina Timm, Community Manager
- Chris Neuswanger, Owner
- Kathy Mikolasy, Owner
- Kim Tofferi, Owner

**CALL TO ORDER:**

George Gregory called the SPOA meeting to order at 4:30 PM.

**CHANGES TO THE SPOA MEETING AGENDA:**

There were no changes to the agenda.

**CCIOA DISCUSSION:**

George Gregory explained the SPOA Board met with their attorney and believes that SPOA generally complies with CCIOA, and even though SPOA owns no common property it is as likely that SPOA is a CCIOA community. SPOA will endeavor to comply with CCIOA. With two board members not in attendance it was suggested that more formal action be taken at the next meeting.

Kathy Mikolasy and Kim Tofferi left the meeting.

**MEETING MINUTES:**

The SPOA June 22, 2021, meeting minutes were reviewed. By motion duly made and seconded it was unanimously

**RESOLVED** to approve the June 22, 2021, meeting minutes.

**DRC REPORT:**

There were no questions on the meeting minutes or staff approval report that were included in the packet. It was noted that it was likely that golf course protection netting would be installed adjacent to the driving range in August.

**TREASURER'S REPORT:**

Expenses for the summer party are showing up in the financials. Following the discussion, by motion duly made and seconded it was unanimously

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

The Board reviewed July payables, it was noted that there was a 21% increase in the general liability insurance premiums over 2020 and will result in total insurance expenses being greater than the budget. The D&O insurance premiums will also increase for the upcoming year. The dates for both insurance policies will align beginning in 2022. Following review, by motion duly made and seconded it was unanimously

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

**COMMITTEE REPORTS:**

Legal – No actions pending.

Trails & Open Space – Noted that almost 100 people violated the seasonal Knob Hill trail closure last winter.

Social – Ice Cream Social on August 11  
Summer Party on August 21  
Concert in the park on September 5

Communications – In the October Inside Singletree there will be an article about Doris Dewton.

**COMPLIANCE UPDATE:**

The Board requested that compliance with the rules and regulations be strictly enforced.

**OTHER BUSINESS:**

There was no other business.

**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 27<sup>th</sup> day of July 2021.