

**Minutes of the Board of Directors of the
Singletree Property Owners' Association Meeting
August 24, 2021**

A Regular Meeting of the Board of Directors the Singletree Property Owners' Association (SPOA), Eagle County, Colorado, was held on August 24, 2021, at 4:15 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, by phone
- Trevor Broersma, BCMD, by phone
- Nina Timm, Community Manager
- Chris Neuswanger, Owner
- Mike Budd, Owner

PUBLIC INPUT:

During public input it was noted that the summer party was successful, and people had a good time.

Chris Neuswanger spoke to the SPOA Board and requested that they ask the Community Market and Swift Eagle Charitable Foundation for SPOA's August 2020, donations back. This request was made in April 2021, and it still has not happened. At that time George Gregory asserted that CCIOA did not apply to SPOA. Since then, SPOA has acknowledged that CCIOA does apply, consequently the donations should be returned to SPOA. Mr. Neuswanger believes the SPOA Board discusses items not properly posted on agendas, makes decisions via email and not at public meetings, and had an illegal executive session. And again, today, CCIOA is not on the agenda. He asserted there has been a breach of the community's confidence and trust, and the Board has violated its fiduciary responsibility. The Board must get the donations back from the two charities, change the culture, and act in accordance with its governing documents and CCIOA.

Board members responded by noting that no one in the room was there “to take anyone’s money” and that SPOA Board members have dedicated a lot of volunteer hours to the community.

Mike Budd commented that this is one of the most affordable communities to live in from a metro district property tax and property owners’ association dues perspective and a lot is accomplished with huge benefit to the community each year, all within budget.

CALL TO ORDER:

Dan Godec called the SPOA meeting to order at 4:15 PM.

CHANGES TO THE SPOA MEETING AGENDA:

There were no changes to the agenda.

MEETING MINUTES:

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

RESOLVED to approve the July 27, 2021, meeting minutes as amended.

COLORADO COMMON INTEREST OWNERSHIP ACT DISCUSSION:

The Board continued their discussion of CCIOA and its applicability to SPOA from the July meeting. It is agreed that SPOA may be as likely as not subject to CCIOA. There was discussion about having SPOA’s attorney at the Annual Meeting to explain any changes that may be proposed, include any information in the Annual Meeting mailing, and provide the information on the website as well. The Board also discussed seeking the advice of counsel updating the Rules & Regulations. The 2022 budget should include money for these legal costs. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to endeavor to comply with CCIOA until the March 2022 Annual Meeting, where owners will be asked to vote on whether SPOA should be guided by CCIOA. Further the Board will request that their attorney review the Articles of Incorporation, By-Laws, and Declaration for CCIOA compliance and report back any proposed amendments.

George Gregory then addressed Mr. Neuswanger directly, letting him know that the Board can be trusted and that accusing them of breaching the community’s trust and fiduciary responsibilities is offensive and not appropriate. The Board donates lots of time to the community in all sorts of ways, not just attending meetings. Further, people want to live in Singletree as was mentioned by multiple people at the Summer Party, recent sales indicate increasing demand to be here, and he reiterated the Board is doing an acceptable job.

DRC REPORT:

It was noted that the Architectural Consultant continues to deny requests for different roofing materials on duplexes. This is an ongoing challenge.

TREASURER'S REPORT:

It was noted that insurance premiums increased and will be over budget for 2021. Wall Street Insurance took both policies out to bid and have provided the best option available. It was also noted that the Summer Party will be over budget because there has been such an increase in the cost of food and the caterer had not raised their rates for a couple of years. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to accept the July 2021 financial report as presented.

There was no discussion about the August payables. Following review, by motion duly made and seconded it was unanimously

RESOLVED to approve August payables as presented.

COMMITTEE REPORTS:

Legal – No actions pending.

Trails & Open Space – Requested cleanup of trail heads. Mike Budd noted that there is a bootleg trail being created at the West Avon Preserve trailhead that needs to be cutoff.

Social – Concert in the park on September 5
Halloween Party on October 31

Communications – Keep on going.

COMPLIANCE UPDATE:

Speeding and parking continue to be challenges throughout the community.

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 5:00 pm, this the 24th day of August 2021.