

**Minutes of the Board of Directors of the
Singletree Property Owners' Association Meeting
September 28, 2021**

A Regular Meeting of the Board of Directors the Singletree Property Owners' Association (SPOA), Eagle County, Colorado, was held on September 28, 2021, at 3:51 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, by phone
- Karen Zavis

Also, in attendance:

- Courtney Holm, BCMD
- Katie Rothenberg, BCMD
- Melissa Nelson, BCMD
- Mike Reisinger, BCMD,
- Trevor Broersma, BCMD, by phone
- Nina Timm, Community Manager
- Chris Neuswanger, Owner, by phone
- Wendell Porterfield, SPOA Attorney

PUBLIC INPUT:

Chris Neuswanger requested that board packets be posted online.

CALL TO ORDER:

Dan Godec called the SPOA meeting to order at 3:51 PM.

CHANGES TO THE SPOA MEETING AGENDA:

There were no changes to the agenda.

MEETING MINUTES:

The SPOA August 26, 2021, meeting minutes were reviewed. By motion duly made and seconded it was unanimously

RESOLVED to approve the August 26, 2021, meeting minutes.

DRC REPORT:

It was mentioned that it appears some residents may be piecemealing significant exterior alterations with a series of staff approvable applications to avoid paying any review fees. The

consequence is a major exterior alteration and significant review time without any review fees paid. That is not the intention of allowing certain applications to be reviewed without any fees. The Design Review Committee will have this as a meeting topic at their next meeting to provide a recommendation to the SPOA Board.

Wendell Porterfield arrived.

TREASURER'S REPORT:

Accounts receivable are approximately \$6,000. The August accounts payable was amended to reflect payments for the summer party. The summer party is very expensive and this year the cost per person increased somewhat significantly over 2019. It is approximately \$61/attendee to host the summer party. The Board discussed that it is also very well received by both full-time and part-time residents. 2022 budget development is underway, and it will include the required Architectural Consultant review of hours worked vs. hours contracted for in the contract. The Board will need to consider whether certain applications should continue to be reviewed at no charge to the owner. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to accept the August 2021 financial report as presented.

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

RESOLVED to approve September payables as presented.

PROPOSED SPOA DOCUMENT UPDATE DISCUSSION:

Wendell Porterfield, SPOA's Attorney, attended the meeting at the Board's request to discuss SPOA's existing documents, their age, and if any amendments should be considered. It was noted that CCIOA was amended in the spring regarding homeowners' freedom of expression relative to the display of flags and signs. Following review of existing SPOA documents it was noted that SPOA's CCIOA Governance Policies could be updated since most were adopted in 2009. The Declaration gives SPOA two functions: Design Review and covenant compliance. It is very difficult to amend the Declaration and requires 67% of the landowners to agree to proposed amendment(s) and it does not appear there is currently a compelling reason to amend it, even a very minor amendment requires the entire amendment process be followed.

The Rules and Regulations could be updated. Updating them is a Board function and they can be amended at a meeting. Updates to Responsible Governance Policies requires notice to all owners. It was noted that agendas need to be posted online. Wendell will research if board packets are required to be posted online and get back to the Board. He will also prepare updated Responsible Governance Policies and review the Rules and Regulations for CCIOA compliance and recommend changes, as necessary. It was suggested that a policy prohibiting recording of the meetings be adopted.

COMMITTEE REPORTS:

Legal – see above.

Trails & Open Space – Mesquite Drive trailhead stairs will not be added in 2021.

Social – Halloween Party on October 31

Wine Tasting on November 18 – pre-payment required

Holiday Party on December 12

Communications – Provide owner education

COMPLIANCE UPDATE:

Discussed the landscaping at 0141 Chaparral Road. Adjacent owners are concerned about the lack of maintenance of the yard, and it appears to be a very natural landscape. The Board requested that the owner be requested to clean up the yard.

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 5:05 pm, this the 28th day of September 2021.