

**Minutes of the Board of Directors of the
Singletree Property Owners' Association Meeting
December 7, 2021**

A Regular Meeting of the Board of Directors the Singletree Property Owners' Association (SPOA), Eagle County, Colorado, was held on December 7, 2021, at 5:11 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, by phone
- Katie Rothenberg, BCMD
- Mike Reisinger, BCMD
- Nina Timm, Community Manager
- Chris Neuswanger, Owner
- Kim Tofferi, Owner

PUBLIC INPUT:

From the BCMD portion of the meeting:

Helen Burton:

Requested the SPOA Board consider amending the Design Guidelines to change the duplex roofing requirements and consider different roofing materials when it is aesthetically appropriate and permitted by the Party Wall Agreement. This issue is not going to go away. The Board responded saying they are planning a joint work session with the Design Review Committee (DRC) to discuss this issue again in January 2022.

Further, she expressed concern about the amount of money allocated to the summer party. It costs \$40.00 per unit in Singletree and only about one-third of all owners attend the party. She suggested the Board should consider charging to attend the party and that she would not support an annual dues increase due when the cost of the summer party could be reduced. The Board explained that it is the largest opportunity for all residents to get know their neighbors and attendance continues to increase each year, baring the pandemic. This year there was the first food cost increase in five years, and the cost of everything else continues to increase. The community response to the party is very favorable and the Board will look at ways to control the cost of the party. The budget does reflect increased attendance and costs in 2022.

Chris Neuswanger:

Requested the Boards post the meeting packets and not just the agendas on the website. The Boards responded that they are considering creating a distribution list for meeting packets. He also said the posted agendas are vague. The Boards responded that the agendas are like what other comparable entities provide.

He then expressed concern about BCMD and SPOA having money budgeted in 2022 for the Wildridge Trails Alliance to improve USFS Road 779. He does not believe that it is an appropriate use of funds and that both Boards should draw a line on how far out they will spend money on trails.

He also expressed concern that amending the 2021 SPOA Budget was not on the agenda. The Board clarified that the budget is not being amended, an expenditure is being reclassified from Community Projects to an expense against reserves.

He suggested that tree removal applications should not be required. Removing dead trees is required and should not require the Architectural Consultant to review them. It was noted that tree removal applications include more than the removal of dead trees.

He would like to see the Board reduce annual dues rather than spending down existing funds on projects. He spoke with Eagle County and neither BCMD nor SPOA should be paying to re-stripe roads in Singletree. Based on his conversation Eagle County is willing to re-stripe roads in Singletree annually at no additional charge to the community. Further, why would SPOA take on this expense for two years when it seems a more typical BCMD expense. SPOA explained that BCMD has significant capital projects (irrigation replacement in 2022, and re-roofing the Community Center in 2023) in the next couple of years. He then noted that both Boards have road striping in their 2022 budgets – the BCMD Board noted because a line item is in a budget the funds do not have to be spent. Budgets are a best estimate of spending for a year.

Questions about money allocated to wildfire mitigation spending followed. He wanted to know if there is a plan to spend the money or not. The Boards explained a plan will be developed with experts in the area and will be based on the conditions at the time and this will be an ongoing project.

Finally, Chris suggested SPOA should host a town hall or send out a survey to determine how the community would like the reserves spent since the funds must be spent down.

Kim Tofferi:

Gave thanks to both Boards for all the work that they do on behalf of the community.

She had a question about the various SPOA committees and how she could get involved with their work. She would like to see the Communications Committee pump up the communications. It was explained that Inside Singletree, emails, and the website were used to communicate with owners. She would like to brainstorm additional means to communicate

with owners so that there is more attendance at meetings. She suggested this is how a vibrant thriving community is created.

Following that she noted concern about the tone of the monthly board meetings. She is longing for a positive vibe and encouragement to get involved. She feels the Boards seem defensive. The Boards noted that they are here to get the business of the community done and be efficient with everyone's time. Not everyone is going to agree all the time, but the Boards recognize that everyone is doing their best, and the goal is to have constructive and open meetings. Kim then suggested the Board engage the community more in future planning.

She also expressed concern about the Boards budgeting money for Wildridge Trails Alliance projects. Those funds should come from private contributions.

CALL TO ORDER:

Dan Godec called the SPOA meeting to order at 5:11 PM.

CHANGES TO THE SPOA MEETING AGENDA:

There were no changes to the agenda.

MEETING MINUTES:

The SPOA October 26, 2021, budget work session meeting minutes were reviewed. By motion duly made and seconded it was unanimously

RESOLVED to approve the October 26, 2021, budget work session meeting minutes.

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

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

DRC REPORT:

There were no questions about the DRC materials included in the packet. It was noted that SPOA will have a joint work session with the DRC in January to discuss the ongoing challenge with duplex roof materials as well as the possibility of no longer allowing cedar shake shingles.

TREASURER'S REPORT:

Noted that there is no revenue and continued expenses at this time of year, requiring an operating reserve always be maintained. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to accept the October 2021 financial report as presented.

The accounts payable include November and December payables through December 31. At this point in time the only outstanding December payable anticipated is for legal expenses. Following review, by motion duly made and seconded it was unanimously

RESOLVED to approve the November and December payables as presented.

2022 BUDGET DISCUSSION:

The Board reviewed changes made since the Budget Work Session. There was discussion that not charging for DRC staff approvals results in greater compliance and that the revenue potential is not likely to balance the budget in 2022.

Wildfire mitigation work in 2021 will be reclassified to a charge against reserves rather than a community project, resulting in a projected operating loss of \$2,800 for 2021.

An additional \$5,000 in compensation to the Architectural Consultant for professional services is included in the 2021 expenses, to compensate him for the time and effort expended, also recognizing the community spirit that he builds.

The 2022 budget contemplates Community Project expenditures including \$21,500 for road striping, \$20,000 to add two sets of additional stairs at the Mesquite trail, and \$9,500 for the purchase of virtual meeting equipment. Remaining reserves will be spent on projects in 2023.

An operating cash reserve equivalent to three months of expenses will be established in 2022.

The 2022 budget projects no dues increase and an operating loss of \$24,000 that will be covered by existing reserve funds. There will be discussion at the annual meeting about increasing annual dues in 2023. Dues have not increased since 2008. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to adopt the 2022 Budget as presented.

COMMITTEE REPORTS:

Legal – Will work with legal counsel to extend the Tolling Agreement at 0411 Longhorn Road for 12-months and will let the owners know that no more extensions will be granted, the duplex must be brought into compliance in that time.

Trails & Open Space – Noted that Vail Valley Mountain Trails Alliance provides great community-wide trail support. The Wildridge Trail Alliance support is specifically for the repair of Forest Service Road 779 loop and that is a benefit to Singletree trail users. Trails are a huge asset to the Community.

Social – Holiday Party on December 12

Communications – Kim Tofferi will reach out to help with communications.

COMPLIANCE UPDATE:

Currently there are no ongoing issues.

OTHER BUSINESS:

Cordillera Valley Club has reached out to BCMD and SPOA to request their support to reduce the speed limit to 65 MPH from Avon to the Willmore Lake rest stop. The Board discussed forming an Edwards area coalition to reduce the speed limit to increase the safety. Kim Tofferi suggested getting Governor Polis engaged in the issue.

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 6:45 pm, this the 7th day of December 2021.