

**Minutes of the Board of Directors of the
Singletree Property Owners' Association Meeting
January 25, 2022**

A Regular Meeting of the Board of Directors the Singletree Property Owners' Association (SPOA), Eagle County, Colorado, was held on January 25, 2022, at 4:18 p.m., at the Singletree Community Center.

Attendance The following SPOA Directors were present and acting:

- Ariana Burkley, by phone
- Dan Godec
- George Gregory
- Jennie Longville May, by phone
- Karen Zavis

Also, in attendance:

- Courtney Holm, BCMD, by phone
- Melissa Nelson, BCMD, by phone
- Mike Reisinger, BCMD
- Nina Timm, Community Manager
- Chris Neuswanger, Owner
- Ron Rubinoff, Owner, by phone

PUBLIC INPUT:

From the BCMD portion of the meeting:

Chris Neuswanger:

Chris Neuswanger, property owner, requested that board meeting packets be posted online to increase transparency. He suggested if the Boards are unwilling to post the packets on the website that he would create a website for the purpose of posting the packets himself. If he were to do that, he would like to be reimbursed for the hosting expense. Both Boards requested that he not do that as packets are now distributed to owners who would like to receive one via email. He further went on to explain that he does not believe that SPOA should be in the infrastructure business, consequently dues should be reduced for 2022 rather than use reserve funds on projects for the community. It was explained that the funds that will be spent on community projects have been accumulated over many years and not just in the past year. He then asked questions about the Community Enhancement project and wanted to know if a Request for Proposals was issued for the work. It was explained that numerous local firms were contacted, and that Zehren & Associates was the only firm with both the expertise and availability to do the work in 2022 that responded. The community engagement process is proposed to begin in June when most owners are here. Finally, he asked that the impacts of the Colorado Common Interest Ownership Act be outlined at SPOA's Annual Meeting.

Lee Rimel:

Property owner and trails leader, gave thanks to the Boards for all they have done over the years to make Singletree a great place to live. The community parks are excellent, the landscaping is too, and the I-70 Underpass was a good addition to the community. He noted that having trails adjacent to the community increase property values and improve our health. He mentioned that not all trails connect directly to Singletree, but they still benefit the residents. He explained that there are two routes out of Singletree from the June Creek Trailhead off Singletree Road to connect to USFS Road 779, that the Wildridge Trails Alliance has applied for a \$60,000 grant to improve. Support from the community increases the odds of receiving grant funding. The BCMD and SPOA donations of \$500 each are a small amount to get a huge benefit for all residents. USFS Road 779 expands everyone's opportunity to recreate and creates an approximately 8.5-mile loop from Singletree.

CALL TO ORDER:

Dan Godec called the SPOA meeting to order at 4:18 PM.

CHANGES TO THE SPOA MEETING AGENDA:

There were no changes to the agenda.

MEETING MINUTES:

The SPOA December 7, 2021, meeting minutes were reviewed. By motion duly made and seconded it was unanimously

RESOLVED to approve the December 7, 2021, meeting minutes.

DRC REPORT:

There was a question about the Thompson Residence on June Creek Road. It was noted that the lot is platted as a single-family residence.

TREASURER'S REPORT:

SPOA ended 2021 with an \$808 loss. On the revenue side, DRC fees did not generate the revenue budgeted and expenses were more than anticipated for insurance and the summer party. At the end of the year, net assets were reallocated and reclassified to reflect the establishment of a cash operating reserve equal to three months of expenses, the projected 2022 operating loss, and \$111,000 in Community Projects reserves. The Community Projects reserves are anticipated to be utilized in 2022 and 2023 for developing the Community Enhancement Plan and for wildfire mitigation strategies. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to accept the December 2021 financial report as presented.

Following review, by motion duly made and seconded it was unanimously

RESOLVED to approve January 2022 payables as presented.

2022 BUDGET DISCUSSION:

No changes were made to the 2022 Budget. The components of Net Assets on the Budget Worksheet were amended to reflect the re-allocation of reserves.

It was noted that adopting a budget with a projected deficit is generally not considered a good business practice and that in 2023 income will either need to increase in the form of higher annual dues or increased revenues or expenses reduced or re-prioritized decrease to balance the budget.

COMMITTEE REPORTS:

Legal – Nothing to report!

Trails & Open Space – Chris Neuswanger requested the Board adopt a policy that limits the geographic locations where trail dollars are spent. After discussion, the Board agreed that they preferred to review trail funding requests on a case-by-case basis. The Board discussed an existing trail off Appaloosa Drive that crosses private property.

Social – The first summer concert is scheduled for June 16, 2022.

Communications – Inside Singletree magazine and community emails continue to be the primary forms of communication.

COMPLIANCE UPDATE:

Trash cans on the road not on pick up day remains an issue throughout the community.

RESOLUTION REGARDING 2022 ANNUAL MEETING AND BOARD OF DIRECTORS ELECTION:

The Board reviewed the proposed resolution regarding the 2022 Annual Meeting and the Board of Directors Election. The Board discussed the on-going impacts of the pandemic and agreed that allowing multiple options to vote for the Board of Directors as well as view the meeting remotely was appropriate, given the circumstances. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to adopt the Resolution Regarding the 2022 Annual Meeting and Board of Directors Election.

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 4:45 pm, this the 25th day of January 2022.

**RESOLUTION
OF THE BOARD OF DIRECTORS
OF
SINGLETREE PROPERTY OWNERS ASSOCIATION**

The Board of Directors of the Singletree Property Owners Association (“SPOA”) hereby adopts the following Resolution with respect to the Annual Meeting to be held on March 8, 2022:

WHEREAS, Article II(3) of the Amended and Restated Declaration of Covenants, Conditions and Restrictions states that “Meetings and elections of the Association, [and] the Board . . . shall be held pursuant to the Articles of Incorporation and Bylaws,” and

WHEREAS, Article VIII(B) of the Articles of Incorporation provides that “Members of the Board shall be elected in the manner determined by the Bylaws” and

WHEREAS, Article III, Section 3.02 of the Bylaws provides that “Members of the Board shall be elected from among the owners, including a resident spouse of an Owner” and

WHEREAS, Article III, Section 3.04 of the Bylaws provides that the “notice of each annual . . . meeting [shall state] the purpose thereof as well as the time and place where it is to be held . . .,” and

WHEREAS, Article III, Section 3.09 of the Bylaws provides that “the Board may prescribe reasonable rules for the conduct of all meetings of the . . . Members . . .” and

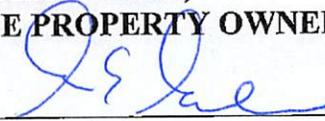
WHEREAS, because of the existing and resurgent COVID pandemic, the Board wishes to encourage the maximum number of owners/members to be able to vote safely and/or attend the Annual Meeting on March 8, 2022,

Be it RESOLVED that for the Annual Meeting to be held on March 8, 2022, owners/members may, in addition to attending in person, attend remotely by Go To Meeting or telephone, and owners/members may cast ballots for positions

on the Board of Directors or may submit proxies if ballots and/or proxies are signed and received by the Secretary of the Association or delegate, prior to the commencement of the meeting, in a receptacle or box to be maintained by the Association.

ADOPTED this 25th day of January, 2022.

**BOARD OF DIRECTORS,
SINGLETREE PROPERTY OWNERS ASSOCIATION**

By:  President