

**Minutes of the Board of Directors of the
Singletree Property Owners' Association Meeting
March 22, 2022**

A Regular Meeting of the Board of Directors the Singletree Property Owners' Association (SPOA), Eagle County, Colorado, was held on March 22, 2022, at 4:40 p.m., at the Singletree Community Center.

Attendance The following SPOA Directors were present and acting:

- Dan Godec
- Jennie Longville May
- Karen Zavis
- Lorry Prentis

Also, in attendance:

- Courtney Holm, BCMD, by phone
- Katie Barnes Rothenberg, BCMD
- Melissa Nelson, BCMD
- Trevor Broersma, BCMD
- Nina Timm, Community Manager
- Chris Neuswanger, Owner, by phone
- Helen Burton, Owner, by phone
- Ron Rubinoff, Owner, by phone

PUBLIC INPUT:

From the BCMD portion of the meeting:

Chris Neuswanger:

Chris Neuswanger, property owner, suggested that SPOA's projected budget deficit are due to SPOA taking on projects that BCMD typically pays for. He also suggested that Wendell Porterfield, SPOA's Attorney, could have been clearer about the Colorado Common Interest Ownership Act (CCIOA) at the Annual Meeting. He recommended that SPOA and BCMD adopt a new records retention policy.

CALL TO ORDER:

Dan Godec called the SPOA meeting to order at 4:40 PM.

CHANGES TO THE SPOA MEETING AGENDA:

There were no changes to the agenda.

MEETING MINUTES:

The SPOA February 22, 2022, meeting minutes were reviewed. By motion duly made and seconded it was unanimously

RESOLVED to approve the February 22, 2022, meeting minutes.

APPEAL OF DRC DENIAL AT 1100 JUNE CREEK ROAD:

Appellant was not present. Will hold the appeal until he arrives.

DRC REPORT:

There were no questions about the projects the DRC reviewed or the staff approvals.

TREASURER'S REPORT:

It was noted that the proposed 2022 budget was not vetoed at the Annual Meeting, nor were there questions about the budget allocation for the Summer Party and that it should be planned as budgeted. Projected 2022 budget shortfalls will be absorbed by existing reserves. As mentioned at the Annual Meeting, it is a prudent business practice to have a balanced budget, therefore expenses will either need to be substantially reduced or revenues increased to achieve that objective for 2023. The 2022 annual billing was sent out following the Annual Meeting. 2021 state and federal tax returns have been filed; no taxes were payable. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to accept the February 2022 financial report as presented.

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

RESOLVED to approve March 2022 payables as presented.

COMMITTEE REPORTS:

Legal – Wendell Porterfield is reviewing SPOA's Rules & Regulations and will be making recommendations on updates to them.

Trails & Open Space – Recognized the efforts of Lee Rimel and the many benefits and improvements to the trails for Singletree residents. A contractor has been identified for the Mesquite Drive stairs addition.

Social – Eagle Valley Behavioral Health is hosting an event for Singletree residents on Thursday night at Vista.

Communications – A review of emails sent in 2021 was conducted. To maximize the effectiveness of our community-wide emails, the goal is to have a reasonable number of meaningful targeted emails rather than an overload of email communications. Forty-one emails were sent in 2021. Along with emails and the page in the Inside Singletree publication residents receive 3 to 4 communications from the boards each month. Most communications are public

service type announcements and notices about social events. There is a 71% open rate for the sent emails. This is an extremely high open rate, and the goal is to maintain that high level.

COMPLIANCE UPDATE:

The trash can issue has been improving – likely related to improved customer service from the trash haulers.

DRC’S RECOMMENDATION TO UPDATE THE DESIGN GUIDELINES RELATED TO PERMITTED ROOFING MATERIALS:

The DRC recommended eliminating new wood shake roofs as of May 1, 2023, for the benefit of the whole community, especially considering the recent Marshall Fire in Boulder County and the future risk of the insurability of wood shakes. The purpose of the recommended delayed implementation allows residents time to plan for the change. Repair and/or replacement of up to 25% of a wood shake roof would continue to be permitted. The proposed elimination of wood shakes as a permitted roofing material does not change existing duplex roofing requirements in the Design Guidelines, nor does it require any action on existing wood shake roofs. Delayed implementation gives homeowners a year to install new wood shakes roof, if that is the roofing material they would prefer, contrary to the DRC’s recommendation of eliminating wood shake roofs as a permitted roofing material. A motion was made to adopt the DRC’s recommendation to eliminate wood shakes as a permitted roofing material in May 2023. There was no second and the motion was withdrawn.

The DRC is aware that in some circumstances duplex owners may not agree as to the timing of roof replacement and the elimination of wood shakes in the future could create challenges to the Design Guidelines requirement of the same roofing material on both sides of a duplex. The Board received feedback from homeowners as described below:

Chris Neuswanger told the Board that duplexes cannot just be told “to work it out.”

Ron Rubinoff suggested the Board get bids from roofers to better understand the cost impacts of no longer allowing wood shake roofs.

Helen Burton said that this decision feels rushed and that duplexes should be allowed to have different roofing materials, which are approved by the DRC and are compatible adjacent to each other. She suggested there are composites that look more like an aged wood shake roof than a new wood shake roof.

The Board fundamentally understands and supports the basis of the DRC’s recommendation and again expressed concerns about having duplex structures with different roof materials for an indeterminate period. The Board reiterated the DRC’s recommendation would not require anyone to remove an existing wood shake roof. Following considerable discussion, the Board agreed to gather additional information and continue the discussion at the April 26 meeting. Residents will be sent a special invitation to attend, and the DRC may attend as well.

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 5:55 pm, this the 22nd day of March 2022.