

**Minutes of the Board of Directors of the
Singletree Property Owners' Association Meeting
April 26, 2022**

A Regular Meeting of the Board of Directors the Singletree Property Owners' Association (SPOA), Eagle County, Colorado, was held on April 26, 2022, at 3:48 p.m., at the Singletree Community Center.

Attendance The following SPOA Directors were present and acting:

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

Also, in attendance:

- Katie Barnes Rothenberg, BCMD
- Melissa Nelson, BCMD
- Mike Reisinger, BCMD
- Trevor Broersma, BCMD, by phone
- Nina Timm, Community Manager
- Carol Glasson, Owner
- Chris Neuswanger, Owner
- Clint Janssen, Owner
- Helen Burton, Owner
- Laura Whitehorn, Owner
- Peter Lange, Owner
- Ron Rubinoff, Owner, by phone

PUBLIC INPUT:

From the BCMD portion of the meeting:

Chris Neuswanger:

Suggested SPOA not approve payment to the Wildridge Trails Coalition as he has an email saying they have not received the grant they have applied for to complete the trail work. He also noted that SPOA's minutes from the previous meeting should include mention of the motion regarding roofing materials and reminded the Board that he did not think they had an appropriate answer for duplex roofing materials. He also requested that people be able to sign up for board meeting packets from the website.

Helen Burton:

Recommended amending the SPOA minutes to include mention of the rescinded motion regarding roofing materials.

CALL TO ORDER:

Dan Godec called the SPOA meeting to order at 3:48 PM.

CHANGES TO THE SPOA MEETING AGENDA:

The discussion on permitted roofing materials will be held at 4:15 PM, as noticed, rather than first on the agenda.

MEETING MINUTES:

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

RESOLVED to approve the March 22, 2022, meeting minutes as amended.

DRC REPORT:

A notice will be emailed to homeowners regarding the next joint meeting with SPOA to discuss permitted roofing materials.

It was noted that the appeal at 1100 June Creek Road has been resolved. Thanks to John Perkins for his extra effort there.

TREASURER’S REPORT:

There is an influx of revenue right now due to annual billing. DRC review fees are ahead of projections because DRC is busy. The new hybrid meeting system will be charged to reserves, not operations. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to accept the March 2022 financial report as presented.

The Wildridge Trails Alliance invoice will be moved to the next meeting. Following review, by motion duly made and seconded it was unanimously

RESOLVED to approve the April 2022 payables.

COMMITTEE REPORTS:

Legal – Wendell Porterfield is reviewing SPOA’s Rules & Regulations.

Trails & Open Space – The new stairs at Mesquite Drive will cost \$23,000. \$20,000 for the contractor and \$3,000 to rent equipment. When received, those invoices will be paid timely. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to approve an additional \$3,000 for the new stairs at the Mesquite Drive trailhead.

Social – I-70 cleanup on Saturday! Looking for volunteers.

Communications – Always working to balance the number of emails sent to residents. The May page of Inside Singletree is dedicated to the lack of water and the importance of using water wisely.

COMPLIANCE UPDATE:

It is trailer and camper season in Singletree.

ZEHREN & ASSOCIATES COMMUNITY ENHANCEMENT PROPOSAL:

There was continued discussion from the BCMD portion of meeting about Zehren & Associates being a well-qualified local firm. The schedule contemplates starting in June and going through the rest of the year. The steering committee will be established after the BCMD election and a BCMD board member is appointed to the committee with Lorry Prentis from SPOA and two or three community members. Existing maps and GIS information will be used as part of the process. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to approve \$25,000 for the Zehren & Associates Singletree Community Enhancement Proposal.

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

The Board discussed that approximately 25 emails were received expressing support and opposition to the proposed prohibition of new and/or full replacement wood roofs. Today the Board is looking for additional public input and intends to make a decision at the June SPOA meeting. Fire experts will be asked to provide additional information at the May SPOA meeting. Public input followed.

Helen Burton: Expressed concern about the impact on duplexes with existing wood roofs because the Design Guidelines require duplex roofs to having matching materials. She recommended adopting a Class A minimum fire protection rating for new and/or replacement roofs depending on their location and Eagle County Wildfire Rating; she also supports allowing duplexes to have varied materials on their roof.

Chris Neuswanger: Agrees with what Helen Burton said. He also suggested considering architectural grade asphalt shingles and focus on the appearance of the material rather than from what it is made.

It was noted that estimated roof pricing information per square (100 sq ft) was gathered and reported as follows:

DaVinci	\$1,800 to \$2,000
Standing Seam Metal	\$1,400 to \$1,500
Wood Shakes	\$1,600 to \$1,800
Presidential Asphalt Shingle	\$800 to \$1,000

Laura Whitehorn: Asked what roofing company quoted those prices. It was noted that TCC Roofing provided the cost estimates.

Clint Janssen: Noted that he is the Chair of the Eagle River Fire Protection District Board and has a fire suppression company. He asked, "What is the goal?" and he remarked that "we are going to live and die by the insurance companies." Roof replacement is expensive and creates issues for duplexes. He suggested that SPOA should incent people to replace their wood roofs more quickly by allowing more affordable roofing options. We need to be cognizant that the west is drying out and we need to better mitigate the urban/wildland interface. Lower cost roofing materials will incent people to change out their roofing materials more quickly. He acknowledged that the Board has a recommendation from the DRC to prohibit new wood roofs and is balancing mitigating fire risk and maintaining home values. He commented that low humidity and high winds are creating fire storms. Again, he reiterated that a lower cost roofing option may incent people to replace their roofs more quickly. Balance fire mitigation, aesthetic goals and property values when making materials decisions.

Carol Glasson: Informed the Board that Persimmon Woods just finished a multi-year replacement of wood roofs on all the buildings. Metal roofs require a lot of snow bars and are not compatible with all architectural styles.

Peter Lange: Insurance prices keep going up and he has been encouraged to replace his wood roof with another material to reduce his insurance premiums. He suggested an asphalt shingle option be considered.

Laura Whitehorn: She has been working on getting re-roofing bids for three years now. She lives in a duplex, and this creates additional challenges. She suggested creating a preferred vendor list to help drive down the cost. Could SPOA offer financing options to owners?

Ron Rubinoff: Thanked the board for all the work and information that has been accumulated. He suggested it could be more cost effective for neighbors to work together with roofing companies.

The board then discussed that the Design Guidelines require duplex materials to match, and Party Wall Agreements also impact design decisions. It was noted that this is not the first time that asphalt shingles have been suggested as a permitted roofing material and perhaps now is the time to consider adding them as a permitted roofing material. New roofing materials are regularly considered when presented to the DRC.

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 4:59 pm, this the 26th day of April 2022.

TO: SPOA Board
FROM: Nina Timm
SUBJECT: Emails Received from Residents About Permitted Roofing Materials

Eric Johnson –

Even treated should be outlawed. Poor product for this environment. Fire, appearance over time and longevity ratings poor. Only metal, synthetic and asphalt application products.

Patricia Herrington –

Vail eliminated wood shakes years ago - and we are more vulnerable to possible wildfire than they are. There are great substitutes on market. No more wood!

Eddie Koller –

NO WOOD ROOFS

Ken Shapiro –

Eliminate wood shingles in SingleTree. Great idea! Long overdue!

Rick Cargo –

Roofing material considerations - In a previous communication on this topic a few weeks ago - they were considering that there would be some portion of the roof (example 25%) that could be repaired/replaced without triggering a total replacement of the roof. I think language similar to this should be part of the requirements but it should also clarify is 25% an annual requirement? Or, could you replace 25% say in April and then 25% again in August - do the same thing the following year? It just needs to be clear.

Biggest challenge is probably the duplex or multi-unit buildings. One side needs major repairs or replacement and the other side has a roof that could last numerous years.

Zac Trout –

Wood Shake Shingles in Singletree - Hello, I am strongly against eliminating the natural wood shake shingle in my neighborhood. Is the discussion on April 26th a preamble to a vote? If so, when is this vote? Or are we simply trying to steer the board before the board votes?

Tim –

Wood roofing - Seems dangerous considering we bump against wild lands I vote no shake roofing material

Matt & Maria Nelson –

Permitted Roofing Materials – Wood & Asphalt

We would like to register our support for SPOA's move to eliminate wood shingles/shakes as an approved roofing material in Singletree. The growing threat of wildfires as western Colorado becomes warmer and drier is justification enough to eliminate wood roofing for obvious reasons. I can also testify as a licensed insurance agent that the prevalence of wood roofs in Singletree and other parts of the valley drive up homeowner insurance premiums for everyone

in Eagle County. Insurance underwriters are well aware of this problem in mountain resort communities and issue insurance rates accordingly.

However we hope SPOA will not just stop with eliminating wood roofs. The remaining permitted roofing materials like metal and synthetic shingles are expensive to install in comparison to traditional asphalt shingles. This is a large reason why aged wood roofs (20+ years old) are such a common sight throughout Singletree, especially for duplexes. The replacement options are a significant financial burden, at least for local working families, in addition to the rigors of negotiating an acceptable installation contract with duplex neighbors. The rate of roof replacement throughout the community would undoubtedly improve if SPOA approved affordable asphalt shingles as an acceptable roofing material.

Roof appearance is of course an important aspect of property values in Singletree. Dimensional, architectural asphalt shingles offer attractive roof designs, and they are available in color tones that mimic wood, slate and other acceptable materials. SPOA should approve a limited range of acceptable asphalt shingle designs and color tones that conform to the established community standards.

Nancy Bellingrath –

Shingles - I personally think that wood shake shingles should be eliminated. They are unsightly and pose greater fire risks.

Visum Montis –

Insurance companies are demanding alternative materials to shake roofs...i'd check with a few of the insurance companies in the area to get an assessment of their position and use as discovery information to confirm the reason for the change.

Be mindful, solar panel shingles are coming to the market...what is the SPOA position?

Susan McClurg –

Shingles as a permitted roofing material - My husband and I both agree that use of shake shingles should be eliminated going forward. And for the record, our roof has wood shake shingles. We plan to replace it in the next couple of years with a different material.

Rick Lacher –

We own the house at 1820 Winslow Road, have a wood shake roof and unfortunately cannot attend the meeting. Our house is about 20 years old (we purchased in September 2021), so hopefully this is not an issue for us anytime soon. Having said that, curious as to the reason behind the potential change in policy and a guesstimation of the potential increase in cost that may be incurred to replace our roof with another material (we have a large single, family residence) if we were required to so. I am more concerned with the cost that the aesthetic (although my wife may have a different opinion). Would there be cost effective replacement options that are (or will be) permitted?

Al Mattson –

The fire resistant materials that are now available as replacement material for new and existing homes in Singletree makes this decision easy. The new materials can look like wood shake shingles if that look is desired and at the same time be a safe and fire resistant roof.

Eliminate the Wood Shake Shingles from the approved list for Singletree.

Michele Rae –

We SUPPORT eliminating wood shake shingles as a permitted roofing material - We will not be able to be at the meeting April 26.

So, I am writing to say that **we SUPPORT eliminating wood shake shingles as a permitted roofing material for new and replacement roofs in Singletree!**

Wood shake shingles are a fire hazard and present fire hazard to adjacent homes. I do not like having wood shake shingles on houses next door to us! I would like to see wood shake shingles phased-out/eliminated by not allowing them on new or replacement roofs.

I hope you will stand firm on your initial decision.

Kirsten Webster -

While I like the look of the wood shingle roofing, it is extremely difficult to get insurance for it. I agree their need to be standards, but they need to be ones that make sense financially for the homeowners, look good and are insurable.

Lara Dunn -

I suggest that you eliminate wood shakes due to fire hazard and only allow use for repairs. I'm a Singletree resident for many years, and I also run the DRB in Cordillera. I have some input based on the decisions we have made in that community.

Cordillera does not allow cedar shingles for any re-roofing projects We only allow certain pre-approved composites (da Vinci and brava), all other composite materials are reviewed on case by case basis. For example- we will not allow euro shield.

Also suggest being very careful about review and approval of all metal roofs:standing seam roofs. Possibly pre approve certain brands, colors and finishes that are low glare, high quality, and fit in well with the neighborhood.

Suggest no asphalt!!! That definitely does not fit in with our neighborhood here in Singletree! Finally suggest review of all solar panel installations on the DRB agenda for public input or requiring Adjacent neighbor notifications with adequate response time instead. Solar arrays by Colorado law can not be denied by the DRB, but placement location and aesthetics can (cordillera requires them to be flush with roof, no glare, etc).

Campbell Frey –

I will not be able to attend the April 26 meeting, but as an architect and someone who serves on the design review committee for the Arrowhead community, I am supportive of a wood shingle ban. While I like them aesthetically, they do pose a higher risk with regard to wildfires and as a result, homeowners have had trouble retaining insurance policies. Contractors

themselves can also have trouble with their insurance during remodel or replacement work thus slowing construction schedules etc.

In my experience, the trickiest situations have been on duplex units where one side wants or needs to replace the existing roof, but the other side has recently been replaced with wood shingles. Achieving continuity of materials is ideal, but it should be understood that disallowing wood shingles may leave a few structures with varying materials for sometime. I encourage duplex owners to communicate early on to avoid disputes and come to an understanding well ahead of initiating any construction work.

Lorne Polger –

A no brainer in my opinion. We are obviously in an area that has a high risk of fire and one of the best methods to eliminate or at least reduce that risk is by eliminating shake/wood roofs. As a southern Californian, we've been doing that here for quite some time and it has certainly helped.

Mary Lamb Lucas –

I am unable to attend the meeting on April 26, but do have thoughts about wood shake shingles for roofing in Singletree. I appreciate the opportunity to share them via this email.

In my opinion, wood shake shingles are a bad choice for such a dry, wildfire-prone climate. There are plenty of other materials available that are fire resistant.

John Carrothers –

Wood Shake Shingles should not be allowed on any new construction or roof replacement. It has been disallowed in Dallas since 1980 at least.

John & Yvonne Dawsey -

John and I think they should be removed from the material options when there is a re-roofing project.

Don Odom –

I think they should be allowed for replacing roofs that are already wood shake!

Scot Hunn –

I appreciate the thoughtfulness of the current Design Guidelines, those who serve on the DRB, and work that goes on behind the scenes to ensure that roofing and other design standards are adhered to with each new project - remodel or new home - proposed within our community. It is apparent that continuity in staff and DRB membership over the years has led to a healthy balance of flexibility and consistency when approving designs and, importantly, proposed exterior materials. Wood shakes are, historically, ubiquitous within Singletree and in many of the master planned communities in our County; they certainly had their time and place in establishing "a look" and feel that communicates quality mountain design.

That being said, I also know that in many communities in Eagle County such as Beaver Creek and Arrowhead, for instance, those materials have long since been banned - for good reason - in favor of composite shakes or other high quality, fire resistant materials. I urge Singletree POA and the Design Review Board to take others' lead in removing wood shakes as an approved roofing material from the Design Guidelines. In this day and age, it seems absolutely irresponsible to allow such materials to be used when there are many fire resistive or fire proof materials available of a similar or higher quality from a design or aesthetic standpoint.

Again, thank you for the ongoing work that you and the SPOA Board do to keep Singletree a great place to live and thank you for the opportunity to comment on this important safety issue.

Ann Cuny –

The question I would like to raise is how will the SPOA deal with duplexes in certain situations if the rule goes into place.

There are situations where just one side of a duplex needs, or wants to replace the roof, and the other side for whatever reason is not willing to replace theirs at that time (or perhaps already recently replaced theirs). How will the following situations be handled?

- If the current roof on both sides is wood shingle and one side needs to be replaced and the other side refuses to at that time?

- one side of a duplex replaced their side of the roof just a few years ago and had to use replacement wood shake shingles to match the other side since their duplex neighbor would not replace theirs at the time. In the past the design committee has required that the material not be different on the units.

- side two now needs to replace their roof but side one replaced their roof recently and had to use wood shingles. Under the new rule side two cannot use the identical material (wood), which material could they use which is similar enough to match the current shingles until the other side ages out.

Eliminating wood shingles is the right step but I believe there needs to a phase out plan, I seem to remember that Vail did this in phases, but I can't access the details in my current location.

Helen Burton –

As many of you know, I've been quite vocal about the proposal to eliminate wood shakes and shingles as a permitted roofing material. That's not because I'm opposed to fire mitigation efforts. Instead, I'm concerned about the impact it will have on duplexes since the Design Guidelines do not permit mixed roofing materials on duplexes.

This weekend, I reviewed the Eagle County Community Wildfire Protection Plan, as well as the Eagle County Construction Guidelines for Wildfire Hazard Areas. In Eagle County, the wildfire hazard rating for a specific property dictates the required fire rating for roof coverings. They do not dictate the roofing material itself (such as wood, metal, asphalt, etc.) They dictate whether the roof must meet a Class A or

Class B fire rating, or has no limitations. Fire rating classifications are documented in the American Society for Testing and Materials Standard E-108, and it also does not dictate specific roofing materials. It says the list of applicable roof covering materials subject to fire testing include, but are not limited to: asphalt shingles, sheet roofing, and...fire-retardant-treated wood shingles and shakes.

I find it odd that SPOA wants to deviate from Eagle County requirements when it comes to roofs and fire mitigation. Instead of prohibiting a specific roofing material - like wood - in the name of fire mitigation, SPOA should instead establish a minimum fire rating for all new and replacement roofs.

Per the Eagle County wildfire hazard rating map, areas around the golf course in Singletree have a "Low" rating while the other areas have a "High" rating. This means homes in the Low Hazard area have no limitations on roofing, while those in the High Hazard area must have a Class A fire rating.

I would argue that for the safety of our community, SPOA should mandate that all new and replacement roofs must have a Class A fire rating.

If SPOA were to address fire mitigation by adopting a minimum fire rating for new and replacement roofs, it would eliminate the "duplex issue" that would be created with the proposal to prohibit replacement wood roofs. A Class A rating can be obtained with wood shakes and appropriate underlayment. So for duplexes with an existing wood roof, one side can re-roof with wood - as long as the new roof achieves the fire rating required by SPOA.

If SPOA does proceed with a ban on replacement wood roofs, then mixed roofing materials must be allowed on a duplex, as long as the new material is aesthetically acceptable with a similar color and texture to the existing wood roof. If one side of a duplex needs a new roof, perhaps due to a multiple leaks in a 20 year old roof, but the owner of the other side is not yet ready to re-roof, is not acceptable to make the duplex owners "fight this out" as stated in last month's meeting.

If, in compliance with their Party Wall Agreement, both owners mutually agree to a new composite roof on one side of the duplex and consent is given to SPOA via the Duplex Owner Written Approval Letter, then SPOA needs to approve the request as an exception to the Design Guidelines.

But this mess can be avoided. For fire mitigation purposes, acceptable roofing should be based upon fire rating classifications, not specific materials. Instead of banning new and replacement wood roofs, SPOA should mandate that all new and replacement roofs must have a Class A fire rating.

