

**Minutes of the Board of Directors of the
Singletree Property Owners' Association Meeting
June 28, 2022**

A Regular Meeting of the Board of Directors the Singletree Property Owners' Association (SPOA), Eagle County, Colorado, was held on June 28, 2022, at 5:37 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

Also, in attendance:

- Courtney Holm, BCMD
- David Viele, BCMD
- Katie Barnes Rothenberg, BCMD
- Melissa Nelson, BCMD
- Trevor Broersma, BCMD
- Nina Timm, Community Manager

PUBLIC INPUT:

From the BCMD portion of the meeting:

Helen Burton spoke about the SPOA Board's consideration of the DRC's recommendation to eliminate wood shakes as a permitted roofing material in 2023. She supports wildfire mitigation efforts and eliminating wood shakes as a permitted roofing material if there is an exception to the requirement that duplexes maintain the same roofing material. She encouraged the SPOA Board to adopt a requirement that all new roofs require a Class A Fire Rating and those who do not install a Class A roof be fined. She encouraged the Board to find a solution for duplex roofing challenges. She does not recommend allowing asphalt shingles as a permitted material, as they do not solve the duplex roofing challenge and they do not meet the Design Guideline required aesthetic. She requested the Board not relax the design standards for cost purposes.

The Board clarified that the topic for today's meeting is limited to the proposed prohibition of wood shakes as a permitted roofing material as of May 1, 2023. There will be ongoing discussions about duplex roofing material challenges.

CALL TO ORDER:

Dan Godec called the SPOA meeting to order at 5:37 PM.

CHANGES TO THE SPOA MEETING AGENDA:

There were no changes to the SPOA agenda.

MEETING MINUTES:

The SPOA May 24, 2022, meeting minutes were reviewed and by motion duly made and seconded it was unanimously

RESOLVED to approve the May 24, 2022, meeting minutes.

DRC REPORT:

The SPOA Board spoke about the multi-month discussion regarding the DRC's recommendation to eliminate wood shakes as a permitted roofing material on May 1, 2023. The Board has heard from the DRC, the community, and fire experts at multiple meetings. The proposed prohibition on new and full replacement wood shakes does not prevent people from repairing their wood roof nor does it require anyone to remove an existing wood roof. There was agreement that the matching duplex roof material challenge needs continued study and discussion. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to eliminate wood shakes as a permitted roofing material for new and/or full replacement roofing projects as of May 1, 2023.

There was discussion of Boral Steel Pine-Crest Shake, the new roofing material the DRC approved at their June 16, 2022, meeting. The DRC approved the material four years ago and the SPOA Board overturned their approval at that time. The DRC approved the material because it has high fire resistance, the Pine-Crest Shake has good relief and shadow line and is a suitable alternative to wood shakes. It is also a more cost effective compared to some of the other approved roofing materials. It was noted that the SPOA Board delegates design review to the DRC because of their design expertise. It was remarked that times have changed in the four years since the DRC's previous approval of a similar product, products have improved, and fire-resistant products have become more important. Following the discussion there were three SPOA Board members who would like to further discuss the DRC's approval of Boral Steel Pine-Crest Shake. As soon as possible, a meeting to learn more about the product and consider the DRC's approval will be scheduled.

TREASURER'S REPORT:

No significant variances were noted. The Mesquite Drive trailhead stairs and Zehren and Associates work was charged to Community Projects Reserves. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to accept the May 2022 financial report as presented.

It was noted that Accounts Payable includes a deposit for a mechanical bull and bouncy house which are part of a new summer social event and a payment to Vail Valley Mountain Trails

Alliance for their equipment and work at the Mesquite Drive trailhead stairs project. Following review, by motion duly made and seconded it was unanimously

RESOLVED to approve the May 2022 payables.

COMPLIANCE UPDATE:

Discussed the reported landscaping business being run out of the new duplex on Hackamore Road. There are a number of boats and trailers in driveways ahead of the long holiday weekend.

COMMITTEE REPORTS:

Legal – Executive session with Wendell Porterfield earlier to discuss recently passed legislation and updating the Rules & Regulations.

Trails & Open Space – Appreciation was expressed for Chuck Powers’ comments on the work that has gone into creating and improving the trails in and around Singletree.

Social – Discussed upcoming events, including the new July social event on the 21st.

Communications – Looking to always keep communications timely and relevant.

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 6:05 pm, this the 28th day of June 2022.