

**Minutes of the Board of Directors of the  
Singletree Property Owners' Association Meeting  
July 7, 2022**

A Special Meeting of the Board of Directors the Singletree Property Owners' Association (SPOA), Eagle County, Colorado, was held on July 7, 2022, at 8:30 a.m., via Zoom. The meeting was held jointly with the Design Review Committee (DRC).

**Attendance** The following SPOA Directors were present and acting:

- Dan Godec
- Jennie Longville May
- Lorry Prentis

Also, in attendance:

- Larry Deckard, DRC
- Larry Rogers, DRC
- Mike Suman, DRC
- John Perkins, Singletree's Architectural Consultant
- Nina Timm, Community Manager
- Cody Stammers, Elite Roofing
- Josh Thomas, Unified Stone Coated Roofing
- Andrew Olson, Owner

**PUBLIC INPUT:**

There was no public input.

**CALL TO ORDER:**

Dan Godec called the SPOA meeting to order at 8:35 a.m.

**CHANGES TO THE SPOA MEETING AGENDA:**

There were no changes to the SPOA agenda.

**SPOA BOARD APPEAL OF THE DRC'S APPROVAL OF BORAL STEEL PINE-CREST SHAKE AS A PERMITTED ROOFING MATERIAL:**

Each of the DRC members present were asked why they voted to approve or not approve Boral Steel Pine-Crest Shake as a permitted roofing material in Singletree.

Mike Suman explained a very similar product had been unanimously approved by the DRC 4 years ago and for the same reasons he voted to approve it again. The product has a good

shadow line with a 1" reveal, the granules are well adhered to the steel, it is a Class A rated product, is a more economical alternative than some other approved roofing materials, it performs well in our snowy climate, offers an excellent warranty, and it looks like a high-quality roofing material.

Larry Rogers explained his vote against approving the product for use in Singletree because it has been denied multiple times during his 14+ year tenure on the DRC, the fact that it is more economical is not an adopted criteria and it is important to maintain the quality and aesthetics identified in the Design Guidelines. The DRC is always reviewing new materials to approve. New materials must meet the standards of the Design Guidelines and the process should be fair and this material has already been denied for use in Singletree.

Larry Deckard voted against approving the product, he noted that he loves the underlayment that is part of the assembly with this product and looks forward to seeing it tested and approved for use with other roofing materials. He remarked that Boral Steel Pine-Crest Shake looks very different than all other approved roofing materials in Singletree.

Lorry Prentis commented that boards are always dealing with change and new circumstances, the quality of products is always improving, and we must deal with the products that are presented today, not previously.

Dan Godec remarked that today's decisions must be based on current information and there is an increasing need to focus on safety and fire resiliency. He acknowledged that the matching duplex roofing material challenge need to be an ongoing discussion.

Jennie Longville May asked about the product's warranty and cost comparison to wood shakes. The roofing experts explained the product comes with a 50-year warranty that is fully transferable for 50 years. Wood shakes are approximately \$1,500 to \$1,800 per square installed and Boral Steel Pine-Crest Shake is approximately \$1,300 to \$1,600 per square installed.

The roofing experts reiterated that the fire resistance of a roof is about more than the roofing material, it is a whole assembly that achieves a Class A rating. Boral Steel Pine-Crest Shake has been tested and is Class A rated and the underlayment used adds additional insulation with an R-Value of 5.5.

SPOA Board members noted the product looks good in-person and that it has a Class A fire rating. Roofing products are constantly improving and need to be considered for approval for use in Singletree. The aesthetic of the product, with its 1" reveal is appealing, and it holds its color over time. A bonus is that it is a bit more affordable than some of the other approved roofing materials. The Board noted they have a quorum present and there is a need for timeliness as a homeowner is waiting for an answer. The SPOA Board further noted they appreciate the DRC's expertise and their willingness to volunteer and share that expertise with the community. Following the discussion, by motion duly made and seconded the SPOA Board unanimously

**RESOLVED** to uphold the DRC's approval of Boral Steel Pine-Crest Shake as a permitted roofing material in Singletree.

**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 9:05 a.m., this the 7<sup>th</sup> day of July 2022.