

**Minutes of the Board of Directors of the
Singletree Property Owners' Association Meeting
August 23, 2022**

A Regular Meeting of the Board of Directors the Singletree Property Owners' Association (SPOA), Eagle County, Colorado, was held on August 23, 2022, at 4:07 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
- Katie Barnes Rothenberg, BCMD
- Nina Timm, Community Manager
- Ron Rubinoff, Owner, by phone
- John & Jill Harrison, Owners, by phone

PUBLIC INPUT:

There was no public input.

CALL TO ORDER:

Dan Godec called the SPOA meeting to order at 4:07 PM.

CHANGES TO THE SPOA MEETING AGENDA:

The SPOA meeting was called to order prior to the BCMD meeting due to a lack of a quorum for BCMD.

SINGLETREE WILDFIRE MITIGATION PROPOSAL

Fire Chief Bauer introduced Hugh Fairfield-Smith, Eagle Valley Wildland Coordinator, and the Eagle Valley Wildland (EVW) program. EVW is a joint effort including multiple Eagle County fire agencies as well as Eagle County with the goal of collaborating on education, mitigation, and reducing the fuel load. Fairfield-Smith presented a first draft of a proposed Singletree area fuels management plan. It identified treatment areas to the north and west of residential development and is based on risk. The goal is to protect homes as well as the power lines north of Singletree. He noted that actions taken in Singletree can create momentum in working with the United States Forest Service (USFS) to reduce fuels on USFS lands adjacent to Singletree's boundaries. EVW will act as the general contractor for any fuels treatment projects.

Fuels treatment projects target removing 60% to 80% of the vegetation in the identified areas to create a fuel break. Typically, this results in restoring a healthier habitat for local wildlife. Fire

retardant is also most effective on grassy areas. The timing of the treatment projects impacts the natural revegetation period, which is generally one year. The treatment areas are usually 30' to 100' wide vegetation breaks. Pinyon Pines and Junipers are high risk fuels due to their declining health and the age of most of those trees. Fuel treatment projects require some maintenance; estimated at about every three years.

EVW would prioritize the phasing of treatment projects and work to leverage local dollars with state and federal grant dollars. The total cost estimate for areas proposed around Singletree is \$100,000 and is based on topography and the type of vegetation that would be treated. Work could begin as early as spring 2023, with the goal of completing the identified work within three years. The existing maps will be updated to indicate the priority order of the proposed treatment sites. If the USFS agrees, the treatment project areas could be expanded. Concern was noted that this hopefully does not impact existing trails. Areas inside Singletree will also be identified for potential future treatment projects. As an example, Cordillera has identified 1,000 acres of treatment area and have currently completed about 200 acres.

It was noted that all the local fire districts support the efforts of EVW. EVW is working with the Town of Avon on possible treatment projects in the West Avon Preserve.

Hugh Fairfield-Smith, Karl Bauer, and Clint Janssen left the meeting.

MEETING MINUTES:

The SPOA July 26, 2022, meeting minutes were reviewed and by motion duly made and seconded it was unanimously

RESOLVED to approve the July 26, 2022, meeting minutes.

The SPOA August 4, 2022, meeting minutes were reviewed and by motion duly made and seconded it was unanimously

RESOLVED to approve the August 4, 2022, meeting minutes.

The SPOA August 16, 2022, meeting minutes were reviewed and by motion duly made and seconded it was unanimously

RESOLVED to approve the August 16, 2022, meeting minutes.

DRC REPORT:

The DRC remains very busy. 2 of the 4 duplexes that were approved to re-roof with different roofing materials have been completed.

TREASURER'S REPORT:

The Summer Party was underbudget due to some cost saving measures and fewer attendees than budgeted. Approximately 550 people attend the party, and everyone seemed pleased with it. There was a fraudulent charge to the checking account, the charge has been reversed and

the debit card associated with the charge has been cancelled. The projected balance of the Reserve for Community Projects, after consideration of all committed funds, will be shared at the next meeting. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to accept the July 2022 financial report as presented.

Accounts payable includes all expenses for the Summer Party as well as SPOA's insurance premiums. Following review, by motion duly made and seconded it was unanimously

RESOLVED to approve the August 2022 payables.

COMPLIANCE UPDATE:

Usual challenges persist.

COMMITTEE REPORTS:

Legal – Wendell Porterfield is here for a scheduled executive session.

Trails & Open Space – The Community Enhancement Plan survey showed that residents really value the trails in and around Singletree. Discussions with the Town of Avon will continue regarding their request for emergency only access at the June Creek trailhead.

Social – Holiday Party is scheduled for Sunday, December 11, from 4 to 6 PM. Wine Tasting is TBD in November.

Communications – With lots of emails going out, open rates remain high.

EXECUTIVE SESSION:

At 5:41 p.m., by motion duly made and seconded, it was unanimously

RESOLVED to move into executive session to receive legal advice from SPOA's attorney related to legal issues regarding duplex roofing material requirements.

At 6:57 p.m., the SPOA Board adjourned from executive session, where no action was taken, and no decisions were made.

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 7:00 pm, this the 23rd day of August 2022.