

**Minutes of the Board of Directors of the
Singletree Property Owners' Association Meeting
November 15, 2022**

A Special Meeting of the Board of Directors the Singletree Property Owners' Association (SPOA), Eagle County, Colorado, was held on November 15, 2022, at 8:30 a.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:

- Nina Timm, Community Manager
- Ron Rubinoff, Owner

PUBLIC INPUT:

There was no public input.

CALL TO ORDER:

Dan Godec called the SPOA meeting to order at 8:30 a.m.

CHANGES TO THE SPOA MEETING AGENDA:

There were no changes to the SPOA agenda.

TREASURER'S REPORT:

Karen Zavis, Treasurer, explained that a budget is a tool and is a best effort to project what is going to happen. The proposed 2023 budget includes a new expense for community-wide, curbside chipping, enhancing the community's wildfire mitigation efforts. The proposed budget also includes consideration for inflation as well as real estate trends. Budget methodology included projecting expenses and non-assessment revenue and then calculating the necessary assessment revenue to balance the budget.

- The Board discussed the continued DRC philosophy of not charging for staff approvals and, again, agreed that compliance with the process is the priority, not fee collection.
- The estimated 2022 operating loss was absorbed by existing reserves rather than raising dues to balance the budget.
- Proposed 2023 annual assessment of \$200 creates a balanced budget.
- The Community Enhancement Plan has shown that people are generally happy with the community and its operation.

- \$20,000 is projected for wildfire mitigation projects, separate from community-wide chipping, in 2023. The \$20,000 will be deducted from Community Project Reserves remaining at the end of 2022.
- At the end of 2023, reserves remain for Legal Expenses and 3 months of Operating Cash.
- In accordance with CCIOA, by the end of 2023, SPOA will no longer have any undesignated Community Project Reserves and as such, will be unable to contribute to BCMD capital projects in the future.
- The proposed budget reflects an affirmation of community feedback on SPOA priorities, aligned with SPOA's mission and responsibilities.

The Board discussed the Architectural Consultant's compensation for 2022 and 2023. He spent considerably more hours than contracted for in 2022. Additional 2022 compensation of \$10,000 for professional architectural services was proposed. The 2023 budget also proposes a 5% rate increase plus compensation for additional hours based on the actual hours worked in each of the past three years. There is likely to be fewer major projects in 2023, but it is anticipated that staff approvals will remain at their typical pace.

The Summer Party was also discussed and there is no change to the proposed budget. Based on the discussion at the 2022 Annual Meeting it was agreed that the community enjoys the Summer Party and it is the largest community gathering each year. It creates more neighborliness and encourages everyone to participate. Ron Rubinoff noted that he makes an effort to be in Singletree for the party each year.

It was noted that if the 2022 operating deficit hadn't been intentionally absorbed by existing reserves, dues would have already been increased dues in 2022. Dues have not changed in 14 years. Continuing to improve the community has the added benefit of improving home values as well. A letter from the Board will be included with the Annual Meeting notice and the proposed 2023 budget, to explain the increased dues.

It was agreed that the 2023 Annual Meeting would be Tuesday, March 7, at 6 PM, at the Singletree Community Center.

ADJOURNMENT:

There being no further business to come before the Board, by motion duly made and seconded it was unanimously

RESOLVED to adjourn the special meeting of the Singletree Property Owners Association Board of Directors at 9:10 a.m., this the 15th day of November 2022.