

**Minutes of the Board of Directors of the
Singletree Property Owners' Association Meeting
June 27, 2023**

A Regular Meeting of the Board of Directors the Singletree Property Owners' Association (SPOA), Eagle County, Colorado, was held on June 27, 2023, at 6:00 p.m., at the Singletree Community Center.

Attendance The following SPOA Directors were present and acting:

- Dan Godec
- Jennie Longville May, virtually
- Karen Zavis
- Lorry Prentis
- Ron Rubinoff, virtually

Also, in attendance:

- Courtney Holm, BCMD, virtually
- David Viele, BCMD, virtually
- Katie Rothenberg, BCMD
- Nina Timm, Community Manager

PUBLIC INPUT:

From the BCMD portion of the meeting, Chris Neuswanger requested the meetings be recorded and made available to residents to watch. He expressed concern about his neighbor's lack of lawn watering and lawn cutting. He also asked that LED bulbs not be allowed in exterior light fixtures as they glow too bright.

CALL TO ORDER:

Dan Godec called the SPOA meeting to order at 6:00 PM.

CHANGES TO THE SPOA MEETING AGENDA:

There were no changes to the SPOA agenda.

MEETING MINUTES:

The SPOA May 23, 2023, meeting minutes were reviewed. Following discussion, by motion duly made and seconded it was unanimously

RESOLVED to approve the May 23, 2023, meeting minutes.

TREASURER'S REPORT:

It was noted that owners continue to pay their past due 2023 annual dues and that DRC revenue is ahead of budget. The May community-wide chipping day was well received with more residents participating than last year and their piles were smaller, hence the lower cost. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to accept the May 2023 financial report as presented.

On July 18, the band will be paid following the rescheduled June concert. Following review, by motion duly made and seconded it was unanimously

RESOLVED to approve the June 2023 payables.

DESIGN REVIEW COMMITTEE REPORT:

The number of staff approvals continues to be high this year. Nothing unusual to report at this time.

AN APPEAL OF A STAFF DENIAL AND A DRC UPHOLDING OF A STAFF DENIAL FOR DRIVEWAY AND PARKING IN THE SETBACKS AT FILING 2 BLOCK 4 LOT 19, 0051 MILLER PLACE

Courtney DePriest, property owner, noted that she is not asking for anything that does not already occur in Singletree. The Board commented that neither the DRC nor the SPOA Board have approved any parking that exists in the setbacks. Ms. DePriest requested that if parking is not allowed in the setbacks, then there should be enforcement to prevent residents from continuing to park in the setbacks. The SPOA Board committed to working with their attorney to determine what enforcement is possible for residents that have historically been parking in setbacks. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to deny the request for a variance for driveway and parking in the setbacks.

COMMITTEE REPORTS:

Legal – Nothing to report.

Trails & Open Space – If Avon’s emergency only access request is approved for the June Creek trailhead, there has been a request by some residents to create a construction oversight committee to ensure the work is completed per plan.

Lee Rimel expressed thanks on behalf of Vail Valley Mountain Trails Alliance for SPOA’s and BCMD’s continued support of their efforts to maintain trails in the area. Singletree’s trails see an extraordinary amount of use. Tom McClurg will be replacing Jim Knez as Singletree’s Adopt-a-Trail coordinator. There was GREAT participation at the Knob Hill trail workday and there will be two more workdays this summer. The lack of parking at the trailheads continues to be a challenge. Lee commented that he does not believe there is a need for more signs at trailheads or wayfinding; people can use Strava or AllTrails already.

Social – July is the start of SPOA’s social season through to December.

CONSIDERATION OF UPDATED RULES & REGULATIONS, AND VIOLATIONS AND COLLECTIONS POLICIES AND PROCEDURES

Thanks were given to the Board members who have spent extensive time with SPOA's attorney to ensure the updated Rules and Violations and Collections Policies and Procedures comply with recent changes to Colorado Common Interest Ownership Act (CCIOA). Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to adopt the updated Rules & Regulations, and Violations and Collections Policies and Procedures as presented.

COMPLIANCE UPDATE:

There were no issues out of the ordinary.

OTHER BUSINESS:

There was no other business.

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 6:55 pm, this the 27th day of June 2023.