

**SINGLETREE PROPERTY OWNERS' ASSOCIATION  
ANNUAL MEETING  
MARCH 7, 2023**

The Annual Meeting was held on Tuesday, March 7, 2023, at 6:00 p.m., at the Singletree Community Center, Edwards, Colorado, and online via Zoom.

The board members present were Dan Godec, Jennie Longville May, Karen Zavis, and Lorry Prentis. Approximately 50 property owners attended in-person and 10 property owners attended virtually.

**PROOF OF NOTICE** – Director Godec read the Proof of Notice stating that the meeting notice, agenda, and budget were sent to property owners at least 30 days prior to the March 7, meeting with confirmation by Nina Timm.

**MEETING MINUTES** – by motion duly made and seconded, it was unanimously

**RESOLVED** to waive reading and approve the 2022 Annual Meeting Minutes as presented.

**LEGAL COUNSEL UPDATE** - Wendell Porterfield

- There is no pending litigation.
- Recent changes to Colorado Common Interest Ownership Act (CCIOA) will require changes to Singletree's Rules & Regulations. Drafting of updated Rules & Regulations is underway.

**PRESIDENT'S REPORT** – Dan Godec

- Over the past four years property appreciation for Singletree's single-family and duplex homes has nearly doubled. Singletree is a desirable community to live in.
- In 2022, nearly 200,000 dog waste bags were dispensed in Singletree.
- The SPOA Board is focused on compliance efforts while ensuring Singletree is enjoyable for residents.
- Singletree recently became a designated FIREWISE USA community.
- The SPOA Board meets jointly with the Berry Creek Metropolitan District (BCMD) Board for the monthly meetings. There is good cooperation between both boards, and this benefits the community.
- Per CCIOA requirements, SPOA is spending down existing non-allocated reserves.
- Based on community input and to make Singletree's roads safer for everyone, the speed limit on Berry Creek Road has been reduced to 25 MPH. The Sheriff's Office is also providing increased traffic patrol.
- The SPOA Board has adopted the annual budget. The CCIOA established threshold to overturn the adopted budget is very high.
- Residents are encouraged to attend the monthly board meeting. The Board appreciates resident input and seeks to be responsive.

**TREASURER'S REPORT** – Karen Zavis

- SPOA is in excellent financial condition; its only asset is cash.
- There are nominal delinquent assessments, less than \$4,000.

- SPOA had a \$11,000 operating loss in 2022 and that was 50% less than was forecasted.
- \$35,000 was spent on community projects in 2022, including wildfire mitigation, the community enhancement plan, and new equipment for hybrid meetings.
- In 2023, \$30,000 is budgeted for wildfire mitigation and this will eliminate all unallocated reserve funds.
- SPOA has three major expense categories, and they are administration, Singletree’s architectural consultant, and the summer party. This is in alignment with providing robust design review services, compliance, and creating a more vibrant community.
- 2023 annual dues increase reflects the increased cost of doing business and is the first annual dues increase in 15 years.
- John Perkins, Singletree’s Architectural Consultant, provides exceptional professional design review expertise to the community and the SPOA Board continues to believe this is an important community service.
- Components of Net Assets are:
  - The \$200,000 legal reserve remains an important tool for the community should legal action be required.
  - Three months of operating cash reserves is a prudent business practice.
  - \$30,000 for 2023 wildfire mitigation. After 2023, SPOA will no longer maintain any funds for community projects.

Rich Howard, owner, questioned whether SPOA was the correct entity to pay for wildfire mitigation projects in Singletree. He suggested BCMD should be paying for all wildfire mitigation in the community and questioned whether the SPOA community project reserves should have been refunded to owners. Additionally, he questioned how the legal reserve amount was established and what is the plan to spend it down.

The SPOA Board responded that they are adhering to the Declaration and the legal reserve amount was set by previous boards. The Board continues to believe it is appropriate and it is important to have those funds for when the circumstances of legal action are warranted.

Helen Burton, owner, expressed concern about SPOA covering what she believes are BCMD expenses. BCMD has its own revenue. She said that she is pleased that SPOA is following CCIOA more closely today.

Chris Neuswanger, owner, said that he believes SPOA is a better organization today than it was in the past. He stated that the legal reserve is too much, and future dues should be reduced with a portion of those funds. He also mentioned that he is a candidate for the ERWSD Board.

**DESIGN REVIEW COMMITTEE (DRC) UPDATE – David Viele**

- Thanks were given to Nina Timm and John Perkins for exceptional service.
- In 2022, considerable attention was given to roofing materials in Singletree.
- Roofing materials were a focus in 2022, new and full replacement wood roofs have been eliminated and a new roofing material has been approved.
- There were 10 major remodel projects reviewed. The community is largely built out.

- The goal of the DRC is to provide a responsive and predictable review process.
- DRC adds value to the community and real estate values.

#### **OPEN SPACE AND TRAILS UPDATE - Lee Rimel**

- Thanks was given to Chuck Powers for his years of service to Singletree and his help in establishing trails in and around the community.
- Please respect winter trail closures. They are in place for a reason.
- Adopt A Trail workdays are always in need of volunteers. Please help.

#### **COMMUNICATIONS UPDATE – Karen Zavis**

- Stroll Singletree remains a success in Singletree. Please support the advertisers that make the magazine possible. BCMD and SPOA have a page in the magazine each month that provides valuable resident information.
- We are focused on communicating with residents electronically. Please ensure we have your correct email address. We keep all email addresses confidential.

#### **UNFINISHED BUSINESS – none was reported.**

#### **2023 BOARD ELECTION**

- There are two seats up for election.
- Ballots were mailed with annual meeting notices.
- There were no self-nominations from the floor.
- Following ballot counting, Karen Zavis and Ron Rubinoff were each elected for three-year terms.

#### **BERRY CREEK METROPOLITAN DISTRICT (BCMD) UPDATE – Courtney Holm**

- The irrigation replacement project on the golf course and certain Singletree parks will be completed in 2023. BCMD saved money by purchasing supplies at the beginning of the multi-year project.
- The roof will be replaced at the Community Center with a standing seam metal roof to match the new building and reduce wildfire hazard.
- A new step mill has been added to the gym at the Community Center.
- BCMD has once again provided financial support to Mtn Recreation for outdoor ice rinks at Freedom Park.
- BCMD is working with Eagle County on traffic calming measures. Stop signs are being relocated to the correct location and creating a consistent speed limit throughout Singletree. Please slow down and come to a complete stop at stop signs!
- BCMD and SPOA are working with Eagle Valley Wildland on wildfire risk mitigation and creating barriers to slow fire progression throughout Eagle County.
- BCMD has one of the lowest mill levies in Eagle County and in 2027 the Winslow Underpass bonds will be retired.
- The BCMD election was cancelled. There were two candidates for two vacancies.
- BCMD voters may be eligible to vote in the ERWSD and Ambulance District elections.
- Please be considerate of your neighbors and follow the rules when removing snow from your driveways. Eagle County plows the roads in Singletree and is not responsible for clearing the snow in front of driveways.

- Please join the boards for the joint monthly meetings on the fourth Tuesdays of the month at 4 pm.

**PUBLIC INPUT**

- George Gregory gave thanks to the members of both boards for serving the community.

**ADJOURNMENT** – There being no further business to come before the Committee, by motion duly made and seconded, it was unanimously

**RESOLVED** to adjourn the Annual Meeting at 6:50 PM this the 7<sup>th</sup> day of March 2023.