

**Minutes of the Board of Directors of the
Singletree Property Owners' Association Meeting
January 23, 2024**

A Regular Meeting of the Board of Directors of the Singletree Property Owners' Association (SPOA), Eagle County, Colorado, was held on January 23, 2024, at 4:30 p.m., at the Singletree Community Center.

Attendance The following SPOA Directors were present and acting:

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

Also, in attendance:

- Nina Timm, Community Manager
- Courtney Holm, BCMD, Virtually
- Katie Rothenberg, BCMD, Virtually
- Trevor Broersma, BCMD, Virtually
- George Gregory, Resident

PUBLIC INPUT:

George Gregory, resident, addressed the Boards regarding the Edwards Post Office's recent change in post office box rental policy for Singletree residents. The Edwards Post Office was audited and claimed that following the audit Singletree residents were no longer entitled to free post office boxes because 20 to 25 years ago Singletree declined the USPS's offer of delivery to the community. George Gregory clarified that this is incorrect and that a group of SPOA board members pursued home delivery with the USPS and members of the Colorado congressional delegation, and that ultimately the USPS determined it did not have the capacity to deliver mail to residents in a central location in Singletree. George Gregory and Nina Timm will meet with staff at the Edwards Post Office and provide an update to both boards on the situation.

CALL TO ORDER:

Dan Godec called the SPOA meeting to order at 4:30 p.m.

CHANGES TO THE SPOA MEETING AGENDA:

There were no changes to the SPOA agenda.

MEETING MINUTES:

The SPOA December 5, 2023, meeting minutes were reviewed. Following discussion, by motion duly made and seconded it was unanimously

RESOLVED to approve the December 5, 2023, meeting minutes.

TREASURER’S REPORT:

The end of year financials were included in the packet. Revenue over expenses exceeded expectations when the 2024 budget was reviewed. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to accept the December 2023 financial report as presented.

The accounts payable includes the updated 2024 monthly charges for Administration paid to Berry Creek Metro District and the new contract amount for the Architectural Consultant. Following review, by motion duly made and seconded it was unanimously

RESOLVED to approve the January 2024 payables.

ADOPTION OF THE AMENDED 2024 BUDGET:

In December 2023, when the SPOA Board adopted the 2024 budget, projections were for approximately \$22,000 in revenue over expenses. Ultimately, there was \$34,000 in revenue over expenses largely related to interest on bank balances paying significantly more interest than in previous years and DRC revenues ahead of budget. The revenue over expenses was rolled into the 2024 budget allowing dues to remain unchanged from 2023 to 2024, despite increasing expenses. Approximately \$7,000 of the 2023 revenue over expenses was allocated to the 2024 Operating Reserve with the remainder being allocated to 2024 expenses. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to adopt the amended 2024 Budget.

DESIGN REVIEW COMMITTEE REPORT:

The Design Review Committee has been busy already this year. Extensive remodels continue to be the norm.

COMMITTEE REPORTS:

Legal – Required owner education will be provided at the annual meeting on March 5.

Trails & Open Space – There was a question about seasonal gate closures and whether or not they were properly in place.

Communications – Requested feedback on the Year in Review that was sent to residents. Feedback was positive and residents learned more about what the boards do each year.

Social – Bravo! Vail will provide a free Concert in a Box in Singletree on Friday, July 26, 2024.

COMPLIANCE UPDATE:

Noted the chair on June Creek Road is still there.

OTHER BUSINESS:

There was a question if Wendell Porterfield and Porterfield & Oliver would have a conflict representing SPOA in any dealings with Eagle County since Beth Oliver has been named Acting County Attorney.

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 4:45 p.m., this the 23rd day of January 2024.