

**Minutes of the
Board of Directors of the
Singletree Property Owners Association
January 28, 2016**

A Regular Meeting of the Board of Directors the Singletree Property Owners Association, Eagle County, Colorado was held on January 28, 2016, at approximately 4:30 p.m., at the Singletree Community Center, 1010 Berry Creek Road, Edwards, Eagle County, Colorado.

Attendance The following SPOA Directors were present and acting:

- Melissa Macdonald Nelson
- Ralph Merritt
- Ralph Dockery
- Jennie Longville
- Jay Gould

Also in attendance were:

- George Gregory, BCMD
- Mike Budd, BCMD
- Dan Godec, BCMD
- Mike Reisinger, BCMD
- Karen Kern
- Larry Rodgers, DRC
- Todd Goulding, Goulding Development Advisors
- Terri Martinez-Johnson, Community Manager
- Dan Carlson, Operations
- Ken Marchetti, CPA
- Cheri Curtis, Secretary to the Meeting

MEETING MINUTES:

The SPOA December 17, 2015 Meeting minutes were reviewed. A revision was accepted changing BCMD's contribution to \$10,000 to REALFire rather than \$5,000 to FireWise. By motion duly made and seconded it was unanimously

RESOLVED to approve the December 17, 2015 Meeting minutes as amended.

TREASURER'S REPORT:

The preliminary December 31, 2015 Financial Statements were included in the Board packet. Director Dockery reviewed the financials and the bank balances with the Board.

RESOLVED to approve the financial statements as submitted.

The Board reviewed the January list of payments to approve. Explanations on descriptions and coding were reviewed. By motion duly made and seconded it was unanimously

RESOLVED to approve the January 2016 list of payments as presented.

MANAGER'S REPORT:

Ms. Martinez-Johnson reported the filing of four liens in January on delinquent accounts. There are currently thirteen past due accounts. She will file the remaining liens prior to the next Board meeting and report accordingly.

COMMITTEE REPORTS:

Social Committee - A second card making event is scheduled for February. Monthly events will continue to be scheduled with more outside activities planned as the weather permits.

Report Covenant Compliance/Legal Committee – Ralph Merritt – Director Merritt distributed the report on covenant violations as presented by the Community Manager. Letters have been sent to all property owners concerning covenant violations. All liens on covenant violations will be filed by February 15, 2016. The newsletter will include a reminder to property owners that short term rentals not allowed in Singletree. A separate email will also be distributed to property owners on short term rentals.

Communications Committee – Melissa Nelson - Director Nelson reported that the Winter Newsletter is being drafted and will be sent via email on Monday, February 1, 2016. The Board has agreed to send the newsletter solely via email.

DRC Committee – Director Nelson introduced Larry Rodgers, the new DRC Chairman, and thanked George Gregory for his many years of service to the Community as previous chair of the DRC. A new contract between SPOA and the architectural consultant, John Perkins, is being negotiated. A committee is being formed to finalize the agreement. Larry Deckard has been appointed to replace Mr. Gregory. Three highly qualified candidates have expressed interest in becoming DRC members. They will attend the February 4 DRC meeting.

BERRY CREEK METRO BOARD UPDATE:

Four members of the BCMD Board were in attendance as this was a joint meeting of the two Boards. Items of joint interest to both Boards were discussed as follows:

Singletree Community Center Update – The contract for the Center is being negotiated not to exceed \$1.2 million. Todd Goulding, the owners' representative for construction, was introduced.

Trails Contribution - Lee Rimel has requested \$2,500 from each Board for a total of \$5,000 to hire a seasonal Forest Ranger. Director Nelson explained that the Ranger will catalogue and prioritize maintenance and restoration needed on existing trails. If time and funds allow, additional trails will be constructed. Director Merritt stated he questioned supporting the request since it could become an annual occurrence. By motion duly made and seconded it was unanimously

RESOLVED to approve \$2,500 each for a seasonal Forest Ranger in 2016.

REALFire – BCMD Director Budd clarified REALFire and the need for the community to be proactive with fire mitigation in the event of a massive wildfire. BCMD is supporting the project with a \$10,000 donation.

OLD BUSINESS:

The Board reviewed the proposed 2016 budget. It was suggested that the amount for the architectural consultant be raised by \$3,000 to \$21,000 and the allocation to Community Projects be reduced \$3,000 to \$25,350. The annual assessments will remain at \$150 per property. By motion duly made and seconded it was unanimously

RESOLVED to adopt the 2016 budget as amended and attached hereto.

NEW BUSINESS:

Annual Meeting - Notice of the annual meeting will be sent to all property owners six weeks prior to the meeting. The meeting is scheduled for March 12, 2016, at 9:00 a.m. Speakers for the meeting were discussed. REALFire and the Sonnenalp may make presentations at the meeting while votes for the two open Board positions are being counted. Mike Budd will arrange for the REALFire presentation and Director Gould will contact Sonnenalp.

Inspection of Records – Director Merritt has received and reviewed an Inspection of Records policy from SPOA’s attorney. It will be presented for approval at the next meeting.

UPDATES:

UERWA – BCMD is a member of the Upper Eagle Regional Water Authority. George Gregory reported that with the Traer Creek tank failing, the Authority is proposing assessing a fee to potential users to fund a down-loading valve for additional water storage in other areas. There is new legislation to protect businesses from being forced to convey water rights to the Forest Service. The new legislation would require the government to reimburse the owner of the water rights the value of those rights. Water rights are considered personal property.

Edwards Community Authority - Members voted in 2015 to remain as a governing entity through May 2016. The Edwards Metropolitan District is

contemplating asking voters for approval to collect a sales tax for road improvements in the Edwards area including the Spur Road and US Highway 6.

EXECUTIVE SESSION:

Upon motion duly made and seconded it was unanimously

RESOLVED to enter into Executive Session at 5:14 pm to discuss personnel matters.

The Board adjourned from Executive Session at 5:45 p.m.

ADJOURNMENT:

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

RESOLVED to adjourn the Regular Meeting of the Singletree Property Owners Association at 5:45 pm this the 28th day of January, 2016.