

**SINGLETREE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
September 18, 2015**

A Regular Meeting of the Singletree Property Owners Association was held on Friday, September 18, 2015, at 10:00 am, at the Singletree Community Center, Edwards, Colorado.

The members present were: Melissa Nelson, Jennie Longville May and Ralph Dockery (via phone).

**AGENDA** – The agenda was reviewed by the Board members and approved.

**MEETING MINUTES** – The Board reviewed the August 20<sup>th</sup> meeting minutes. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the August 20, 2015, meeting minutes as submitted.

**TREASURER'S REPORT**

a. Review and approval of financials - Director Nelson reviewed the financials for the Board She noted that the 2015 amount listed under insurance expense (5900 in Statement of Revenues, Expenses and Net Assets) was incorrect as it includes either a check which was supposed to have been voided or an accrued amount from 2014. The correct number should be \$5,328. She had requested that Marchetti fix that number but they had not done so. The Board approved the financials subject to the stated correction. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the financials as submitted subject to the stated correction.

b. Review and approval of payables – Director Nelson stated that Marchetti & Weaver had submitted a letter explaining the legal reason to obtain a new contract from us and that fees would remain the same. Both Wall Street Insurance and Ralph Merritt had investigated finding a lower rate for our D&O and Liability policies and found nothing. The checks for Marchetti and both insurance policies were approved by the Board. A motion was made to approve the payables and the signing of the Marchetti & Weaver Letter of Engagement as presented. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the payables and the signing of the Marchetti & Weaver Letter of Engagement as submitted.

Director Nelson requested adding Director Longville May as a signer on our Alpine Bank checking account since we did not have two signers available to sign September payable checks. A motion was made to approve Director May as signer on the alpine bank checking account. This could entail removal of previous signers and having only Directors Nelson and Longville May on the account. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the addition of Director Longville May as a signer on the Alpine Bank checking account

c. DRC Deposits – A breakdown of DRC deposits totaling \$76,500 was presented to the Board. It was noted that several of these deposits should possibly be refunded as the work they are securing has been completed. Terri Martinez Johnson will meet with DRC Consultant John Perkins to ascertain which deposits need to be refunded. Approved checks will be added to October payables.

**MANAGER'S REPORT** – Terri Martinez Johnson reported that the August summer party was a success although she received many negative comments about the food which was catered by Balata. Next year she will investigate a new caterer.

**COMMITTEE REPORTS**

- a. Covenant Compliance/Legal Committee** – Ms. Martinez Johnson presented the Open Violations Report and noted that the boat on Winslow is now gone. Follow up on current violations will be deferred until Director Merritt returns from his travels. The Aging Report, which totals \$20,902.38 in unpaid assessments and fines, will also be addressed at that time.
- b. Open Space, Trails and Environmental Committee** – Director Nelson noted that nearly 300 Vail Resorts Echo volunteers will be working Saturday from Charolais Circle to reroute and revegetate the Mesquite Trail. Notice has been sent to all homeowners.
- c. Communications Committee** – Director Nelson noted that an Executive Summary of the 2015 Community Survey has been sent out as part of the Fall Newsletter. The newsletter was sent electronically on Monday and the printed version is presently in the mail.
- d. DRC Committee** – The Board was referred to the August 6 and August 20 Minutes of the DRC Committee which were included in their Board packets.

**BERRY CREEK METRO BOARD LIASION REPORT** – The Board was referred to the approved Minutes of the July 28 meeting of the DRC which were included in the Board packet. Additionally, Minutes of the joint August 20 meeting of BCMD and SPOA were included in the Board packets. The expansion of the Community Center was of significant interest to SPOA Board members. BCMD is requesting attendance at their next meeting, Tuesday, September 22, at 4:30 pm, by SPOA Board members to finalize the Community Center expansion plans.

**OLD BUSINESS** – Former Director Jay Gould has expressed interest in returning to the SPOA Board to fill a term ending in 2016. By motion duly made and seconded, it was unanimously

**RESOLVED** to elect Jay Gould to the Board of Directors for a term ending in 2016.

**NEW BUSINESS** – Director Nelson stated that our insurance agent says that, according to new Colorado regulations, we need to obtain Liability/Crime Insurance since our agent Ms. Martinez Johnson handles Association dues and petty expenses and we sign Payable checks. If Marchetti were to accept dues and write checks which we approve, we might not need the coverage. The coverage would cost in excess of \$800. We will discuss this proposal at the October meeting. Additionally, Marchetti & Weaver have assigned SPOA a new contact in their office, Karla Kerekes. She has been invited to attend the October Board meeting.

**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 this the 18<sup>th</sup> day of September, 2015.