

AGENDA FOR THE JOINT MEETING OF
THE BERRY CREEK METROPOLITAN DISTRICT &
THE SINGLETREE PROPERTY OWNERS' ASSOCIATION
DECEMBER 9, 2025 – 4:00 PM
SINGLETREE COMMUNITY CENTER

- 1) BCMD & SPOA PUBLIC INPUT - This is the public's opportunity to provide input for items that are not on the agenda with input being limited to three minutes per person. In addition to the opportunity to provide general input during this time, the public will be offered a limited opportunity to provide input on each agenda item as those items arise, following any presentations and discussion by Board members before a vote is taken. Please attempt to keep comments concise to provide efficiency in the conduct of the meeting and to provide an opportunity for everyone to speak.
- 2) CALL TO ORDER/ROLL CALL
- 3) CONSIDERATION OF CHANGES TO THE BCMD AGENDA
- 4) BCMD MINUTES
 - a) October 28, 2025, Meeting Minutes (Motion to Approve)
 - b) December 2, 2025, Meeting Minutes (Motion to Approve)
- 5) BCMD BUSINESS
 - a) Other Business
 - a. Eagle Valley Wildland 2025 Year in Review and 2026 Funding Request – Tim Swaner, Eagle Valley Wildland
 - b) Open Item Status Report
- 6) BCMD OPERATIONS REPORT – Todd Niefert
- 7) BCMD FINANCIAL REPORTS – Ken Marchetti, CPA
 - a) October 31, 2025, Financial Statement (Motion to Accept)
 - b) Accounts Payable (Motion to Approve)
 - c) 2026 Budget and Amendment to the 2025 Budget Resolution (Motion to Accept, Deny or Modify)
- 8) UPDATES
 - a) Upper Eagle Regional Water Authority
- 9) JOINT BUSINESS
 - a) Community Manager Report
 - b) Other Business
- 10) ADJOURNMENT OF THE BCMD MEETING

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- 1) CONSIDERATION OF CHANGES TO THE SPOA AGENDA
- 2) SPOA MINUTES
 - a) October 28, 2025, Meeting Minutes (Motion to Approve)
 - b) November 19, 2025, Meeting Minutes (Motion to Approve)
- 4) SPOA FINANCIAL REPORTS – Karen Zavis, Treasurer
 - a. Financial Statement for Month Ended November 30, 2025 (Motion to Accept)
 - b. November & December Accounts Payable (Motion to Approve)
 - c. Proposed 2026 Budget (Motion to Accept, Deny or Modify)
- 5) DRC REPORT
 - a. October & November 2025, Staff Approvals (No SPOA action required)
 - b. Appeal of September 18, 2025, DRC denial of Request for a Setback Variance for a Deck Expansion and Hot Tub Installation at 1121 Berry Creek Road Unit A1-W
- 6) SPOA COMMITTEE REPORTS
 - a. Legal
 - b. Open Space and Trails
 - c. Communications
 - d. Social
- 7) SPOA BUSINESS
 - a. Compliance Update
 - b. Other Business
 - i. Setting the 2026 Annual Meeting Date and Time
- 8) ADJOURNMENT OF THE SPOA MEETING