

**AGENDA FOR THE JOINT MEETING OF
THE BERRY CREEK METROPOLITAN DISTRICT &
THE SINGLETREE PROPERTY OWNERS' ASSOCIATION
JANUARY 27, 2026 – 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) December 9, 2025, Meeting Minutes (Motion to Approve)
- 5) BCMD BUSINESS
 - a) Other Business
 - b) Charolais Park Improvements (Motion to Proceed)
 - c) Resolution Designating 2026 Meeting Notice Posting Location (Motion to Approve)
- 6) BCMD OPERATIONS REPORT – Todd Niefert
- 7) BCMD FINANCIAL REPORTS – Ken Marchetti, CPA
 - a) December 31, 2025, Financial Statement (Motion to Accept)
 - b) Resolution to Amend 2025 Budget (Motion to Approve)
 - c) Accounts Payable (Motion to Approve)
- 8) UPDATES
 - a) Upper Eagle Regional Water Authority
- 9) JOINT BUSINESS
 - a) Community Manager Report
 - b) Other Business
 - c) An executive session pursuant to C.R.S. 24-6-402(4)(e) to discuss matters subject to negotiation, developing strategies for negotiation, and instructing negotiators on potential agreements and governing options on covenant and rules enforcement with SPOA
 - d) Discussion of potential agreements and governing options on covenant and rules enforcement with SPOA
- 10) ADJOURNMENT OF THE BCMD MEETING

AGENDA FOR THE JOINT MEETING OF
THE BERRY CREEK METROPOLITAN DISTRICT &
THE SINGLETREE PROPERTY OWNERS' ASSOCIATION
JANUARY 27, 2026
PAGE 2

- 1) CONSIDERATION OF CHANGES TO THE SPOA AGENDA
- 2) SPOA MINUTES
 - a) December 9, 2025, Meeting Minutes (Motion to Approve)
- 3) SPOA FINANCIAL REPORTS – Karen Zavis, Treasurer
 - a) Financial Statement for Month Ended December 31, 2025 (Motion to Accept)
 - b) January Accounts Payable (Motion to Approve)
- 4) DRC REPORT
 - a. December 2025, Staff Approvals (No SPOA action required)
 - b. December 18, 2025, Meeting Minutes (No SPOA action required)
 - c. Review of the Aging Compliance Deposits Report (Motion to Forfeit Certain Compliance Deposits)
 - d. Continued Setback Violation at 1121 Berry Creek Road Unit A1-W – Compliance Matter (Motion to Proceed or Not Proceed with Legal Action to Compel Compliance)
- 5) SPOA COMMITTEE REPORTS
 - a. Legal
 - b. Open Space and Trails
 - c. Communications
 - d. Social
- 6) SPOA BUSINESS
 - a. Compliance Update
 - b. Other Business
- 7) ADJOURNMENT OF THE SPOA MEETING