

**Minutes of the Board of Directors of the
Singletree Property Owners' Association Meeting
April 22, 2025**

A Regular Meeting of the Board of Directors of the Singletree Property Owners' Association (SPOA), Eagle County, Colorado, was held on April 22, 2025, at 5:23 p.m., at the Singletree Community Center.

Attendance The following SPOA Directors were present and acting:

- Dan Godec
- Happy Power
- Jennie Longville May
- Ron Rubinoff, Virtually

Also, in attendance:

- Nina Timm, Community Manager
- Courtney Holm, BCMD, Virtually
- Charlie Dawson, Resident
- Cara Turner, Resident
- Tom McClurg, Resident

PUBLIC INPUT:

There was no SPOA public input.

CALL TO ORDER:

Dan Godec called the SPOA meeting to order at 5:23 p.m.

CHANGES TO THE SPOA MEETING AGENDA:

There were no changes to the SPOA agenda.

MEETING MINUTES:

The SPOA March 25, 2025, meeting minutes were reviewed. Following discussion, by motion duly made and seconded it was unanimously

RESOLVED to approve the March 25, 2025, meeting minutes.

TREASURER REPORT:

Three months into the year revenue and expenditures are generally tracking with the budget. Annual dues payments are behind projections and were due by March 31. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to accept the March 2025 financial report as presented.

Payables included estimated 2025 taxes as well as 2024 taxes that were owed. Following review, by motion duly made and seconded it was unanimously

RESOLVED to approve the April 2025 payables.

DESIGN REVIEW COMMITTEE REPORT:

The Design Review Committee remains busy with larger remodels and additions. It was noted that it is good to see cedar shake roofs being replaced at a good pace.

COMMITTEE REPORTS:

Legal – Design Review Committee will work with SPOA’s attorney to make sure that the proposed Design Guidelines update related to fire-hardened building materials follows the legislation.

Trails & Open Space – Tom McClurg made a great presentation during the BCMD portion of the meeting.

Communications – Request to remind the community appropriate bike riding and walking on roads behavior.

Social – Bravo! does not have a concert scheduled for Singletree this summer. There will be a social event in June, July, and August.

COMPLIANCE UPDATE:

It was noted that the unapproved shed that was installed on Singletree Road was removed.

ELECTION OF SPOA BOARD PRESIDENT, VICE PRESIDENT, SECRETARY/TREASURER

It was agreed that the current leadership does a good job and if they are willing to continue to serve in their roles it would be appreciated. Thanks was given to everyone for their volunteerism to the community. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to elect Dan Godec as President, Jennie Longville May as Vice President, and Karen Zavis as SPOA Board Secretary/Treasurer.

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 5:40 p.m., this the 22nd day of April 2025.