

**Minutes of the Board of Directors of the
Singletree Property Owners' Association Meeting
December 10, 2024**

A Regular Meeting of the Board of Directors of the Singletree Property Owners' Association (SPOA), Eagle County, Colorado, was held on December 10, 2024, at 4:00 p.m., at the Singletree Community Center.

Attendance The following SPOA Directors were present and acting:

- Dan Godec
- Jennie Longville May
- Karen Zavis
- Lorry Prentis
- Ron Rubinoff

Also, in attendance:

- Nina Timm, Community Manager

PUBLIC INPUT:

There was no public input for the SPOA Board.

CALL TO ORDER:

Dan Godec called the SPOA meeting to order at 4:05 p.m.

CHANGES TO THE SPOA MEETING AGENDA:

There were no changes to the SPOA agenda.

MEETING MINUTES:

The SPOA October 22, 2024, meeting minutes were reviewed. Following discussion, by motion duly made and seconded it was unanimously

RESOLVED to approve the October 22, 2024, meeting minutes.

The SPOA November 4, 2024, meeting minutes were reviewed. Following discussion, by motion duly made and seconded it was unanimously

RESOLVED to approve the November 4, 2024, meeting minutes.

TREASURER'S REPORT:

There is not a lot to report at this time of year for SPOA. There are typical expenses and low revenue. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to accept the October 2024 financial report as presented.

Due to the meeting schedule, the payables include November and December expenses. There are also a couple of payables for the Holiday Party on December 15. Following review, by motion duly made and seconded it was unanimously

RESOLVED to approve the November and December 2024 payables.

CONSIDERATION OF THE PROPOSED 2025 SPOA BUDGET:

The proposed budget is substantially similar to what was reviewed at the budget work session on November 4, 2024. Eagle Valley Wildland will assume the expense of community-wide chipping days in 2025. The budget is a tool, and the proposed dues have been rounded to the nearest \$5 increment. Based on anticipated 2025 expenses and carry-over net income from 2024, SPOA annual dues in 2025 will be \$220 per unit. If everything goes per budget there will be approximately \$4,000 in revenue over expenses in 2025, after consideration of the 2024 carryover.

The largest increase in expenses is the Administration Support payable to Berry Creek Metro District for the Shared Services Agreement. The 2025 proposed but not finalized agreement reflects a more accurate allocation of time for SPOA as well as a more comprehensive reflection of actual cost of services. Other expense increases are in line with the typical annual increased cost of doing business. Following the review, by motion duly made and seconded it was unanimously

RESOLVED to adopt the 2025 SPOA Budget as presented.

DESIGN REVIEW COMMITTEE REPORT:

The Design Review Committee remains busy with many large remodel projects being proposed.

COMMITTEE REPORTS:

Legal – There will be an executive session to receive legal advice regarding the continued parking in the side setback at 0051 Miller Place.

Trails & Open Space – The trails continue to be well used. Seasonal closures will begin on December 15.

Communications – Ongoing efforts to keep residents informed and educated.

Social – Singletree’s Holiday Party is on Sunday, December 15, from 4 PM to 6 PM.

COMPLIANCE UPDATE:

The usual issues persist.

OTHER BUSINESS:

- There was a request to ask Eagle County Road & Bridge Department to focus on plowing the entire width of the roads in Singletree and not plow driveways in.

- Some residents are upset that sledding on the Sonnenalp Club Golf Course is no longer available.

SPOA'S 2025 ANNUAL MEETING:

The 2025 Annual Meeting has been scheduled for Tuesday, March 4, 2025, at 6 PM. The meeting will be held in-person at the Singletree Community Center. There will also be a Zoom option available.

EXECUTIVE SESSION TO RECEIVE LEGAL ADVICE:

The SPOA Board entered into executive session to receive legal advice and discuss the ongoing compliance matter at 0051 Miller Place.

ACTION FOLLOWING THE EXECUTIVE SESSION:

The SPOA Board voted unanimously to assess a \$100 fine for each day of continued violation of parking in the side setback at 0051 Miller Place, up to the maximum of \$500. They also authorized SPOA's attorney to commence legal action to enjoin the continuing violation.

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 5:00 p.m., this the 10th day of December 2024.