

**SINGLETREE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
December 17, 2015**

A Regular Meeting of the Singletree Property Owners Association was held on Thursday, December 17, 2015, at 4:00 pm, at the Singletree Community Center, Edwards, Colorado.

The members present were Melissa Nelson, Ralph Dockery and Ralph Merritt.

Guests present were Jeff Zechman, Tracy LeClair, Clint Janssen, George Gregory, John Perkins, David Viele

AGENDA:

The agenda was reviewed by the Board members and approved with an adjustment to the order of presentations in the interest of presenter time constraints.

MEETING MINUTES:

The Board reviewed the November 17, 2015, meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the November 17, 2015, meeting minutes.

PUBLIC COMMENT:

Jeff Zechman, Tracy LeClair and Clint Janssen of the Eagle River Fire District gave a report regarding their wildfire mitigation work. Last summer they went door to door in Singletree and gave homeowners risk assessments. They presented a map they have completed showing which Singletree homes will be defended with caution, with vigor or are easily defended in case of a wildfire. They would like to see Singletree designated as a Fire Wise Community. Information as to how to obtain this designation as well as a copy of the map will be sent to SPOA. The risk assessment map will be forwarded to residents in an email blast and posted on the website.

BERRY CREEK METRO BOARD LIAISON UPDATE:

George Gregory gave a brief report on the past month's activities of the Metro District. BCMD has retained FreeForm Consulting to find a Community Manager for Singletree. Mr. Gregory reported that they are in the final phase of the bid process for the Community Center expansion. BCMD has voted to donate \$5,000 to the Eagle River Fire District for their future work with the community in obtaining Fire Wise certification. He would like SPOA to contribute half of that amount.

TREASURER'S REPORT:

Director Dockery presented the Payables to the Board for their review. By motion duly made and seconded, it was unanimously

RESOLVED to approve the payables as submitted.

The Board reviewed the financial statements. Director Nelson will provide Marchetti with the proposed 2016 budget for the January Financials. By motion duly made and seconded, it was unanimously

RESOLVED to approve the financial statements as submitted.

MANAGER'S REPORT:

Ms. Martinez-Johnson gave a brief report on the current activities of the Social Committee. The Social Committee meets every first Monday of the month at 9:00 am. The Committee had two events in

November, a sold out wine tasting and sale and a snowshoe hike guided by Marlin Smickley on November 21st with approximately 17 people attending. The Committee discussed future events to take place in 2016.

COMMITTEE REPORTS:

Design Review Committee – John Perkins, DRC Consulting Architect, reported that the DRC has an issue regarding the construction of an unauthorized structure which may come before SPOA. He asked SPOA to issue a “Cease and Desist Letter” to the homeowners in order to give the DRC a chance to work toward a resolution with them. He also introduced David Viele of Viele Construction, who is interested in joining the DRC. We were notified that one longtime member of the DRC would like to find a replacement and retire. It was noted that three members of the current committee have served nearly 20 years each. A discussion ensued regarding term limits on the DRC.

Covenant Compliance/Legal Committee – Ralph Merritt – Director Merritt noted that the covenant violations list had not been updated. It was also noted that letters to homeowners who had not paid existing fines or dues had been sent out. Liens will be filled in early January against those not complying. Director Merritt will issue the requested Cease and Desist Letter on behalf of the DRC.

Open Space, Trails and Environmental Committee – Melissa Nelson – Director Nelson reported that Lee Rimel is meeting with USFS staff to discuss removal of Singletree’s old barbed wire fencing once it is established who owns the land on which it resides.

Communications Committee – Melissa Nelson - Director Nelson reported that she and Ms. Martinez-Johnson have set mid-January as a goal for the winter newsletter.

Social Committee – Jay Gould – Director Gould’s report was presented by Ms. Martinez-Johnson during the Manager’s Report.

OLD BUSINESS:

Director Nelson reported that the 2016 Budget may need some refinement at the next meeting prior to final approval due to proposed expense sharing with BCMD. These expenses include the summer party and salaries for a manager and possibly an assistant.

NEW BUSINESS:

It was suggested that a donation to the Eagle River Fire District should come from the Community Projects expense category.

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 17th day of December, 2015.