

**Minutes of the Board of Directors of the
Singletree Property Owners' Association Meeting
December 5, 2023**

A Regular Meeting of the Board of Directors of the Singletree Property Owners' Association (SPOA), Eagle County, Colorado, was held on December 5, 2023, at 5:47 p.m., at the Singletree Community Center.

Attendance The following SPOA Directors were present and acting:

- Dan Godec
- Karen Zavis
- Lorry Prentis
- Ron Rubinoff

Also, in attendance:

- Nina Timm, Community Manager
- Courtney Holm, BCMD
- Charlie Dawson, Resident
- Marc Prisant, Resident

PUBLIC INPUT:

Helen Burton, resident, encouraged the boards to record their meetings and make the recordings available only on request. She is pleased with the transparency of the board meetings today, but the meeting time is not always convenient to attend. She again expressed concern about the increased spending on the Summer Party. Not everyone attends and it reflects approximately 40% of her annual dues. She requested the SPOA Board consider charging for attendance at the Summer Party or reducing the scope of the event.

Marc Prisant, resident, suggested that the cost of the Summer Party is a small price to pay for a great event that promotes community. He noted that everyone is invited to get together and he encourages every Singletree resident to attend.

CALL TO ORDER:

Dan Godec called the SPOA meeting to order at 5:47 p.m.

CHANGES TO THE SPOA MEETING AGENDA:

There were no changes to the SPOA agenda.

MEETING MINUTES:

The SPOA October 24, 2023, meeting minutes were reviewed. Following discussion, by motion duly made and seconded it was unanimously

RESOLVED to approve the October 24, 2023, meeting minutes.

The SPOA November 8, 2023, meeting minutes were reviewed. Following discussion, by motion duly made and seconded it was unanimously

RESOLVED to approve the November 8, 2023, meeting minutes.

TREASURER'S REPORT:

The largest outstanding account receivable was paid in full last week. Outstanding accounts receivable is approximately \$2,500. Revenue continues ahead of budget and expenses remain below projections. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to accept the October 2023 financial report as presented.

The accounts payable report includes November invoices and anticipated December invoices. November invoices will be paid promptly, if they have not already been paid, and December invoices will be paid when they are due. The goal is to pay all 2023 expenses in 2023 so an updated report will be sent at the end of the month. It was noted that the Architectural Consultant payment for December includes an additional \$10,000 in compensation for hours worked in excess of the contracted hours. The Architectural Consultant and DRC remain very busy as reflected in the number of staff approvals as well as DRC revenue. Following review, by motion duly made and seconded it was unanimously

RESOLVED to approve the November/December 2023 payables.

DESIGN REVIEW COMMITTEE REPORT:

Large renovation/remodel projects continue to be submitted and reviewed by the DRC.

CONSIDERATION OF SPOA'S 2024 BUDGET:

The SPOA Board held a budget work session on November 8, to review proposed revenues and expenses. The budget being considered reflects those discussions. SPOA will have no more Community Project Reserves at the end of 2023 and will no longer be able to participate financially in community projects. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to adopt the 2024 SPOA Budget as presented.

COMMITTEE REPORTS:

Legal – Nothing to report.

Trails & Open Space – Vail Valley Mountain Trails Alliance sent the trailhead meter counter reports for the June Creek Trail as well as the West Avon Preserve access. Peak trail access for each of these trails is on Saturday and Sunday between 10 AM and 11 AM.

Communications – Working on a BCMD and SPOA Annual Report that can be sent to residents electronically as well as presented at the Annual Meeting.

Social – The Holiday Party is on Sunday, December 10, from 4 PM to 6 PM.

COMPLIANCE UPDATE:

Parking vehicles in yards should not be tolerated.

SPOA’S 2024 ANNUAL MEETING:

Typically, the SPOA Annual Meeting is scheduled on the first Tuesday in March at 6 PM. There was agreement that the 2024 Annual Meeting should be on Tuesday, March 5, at 6 PM. Meeting notices including annual dues invoices will be sent at the end of January 2024.

RECORDING SPOA MEETINGS:

There was discussion during the BCMD portion of the meeting and there was consensus on the SPOA Board that recording meetings is not necessary as the meetings are always open, there is a virtual option to attend meetings, board packets are sent to those who request them in advance of the meeting, and minutes are posted online after meetings.

SPEED LIMIT ON BERRY CREEK ROAD:

Based on some resident input, there was a discussion about the reduced speed limit along Berry Creek Road. It was noted that traffic calming was identified as a high priority in the Community Enhancement Plan and has been identified as an issue on Singletree community surveys over the years. It was agreed that the reduced speed limit establishes a consistent 25 MPH speed limit on all roads in Singletree and along with the increased enforcement by the Eagle County Sheriff creates a safer community. The speed study conducted in August 2023, by Eagle County shows that cars travel in excess of the posted speed limit along that section of the road so increasing the speed limit would further exacerbate the speeding problem in that area. It was noted that driving the reduced speed limit only adds seconds to a driver’s total travel time and that is a small concession for increased community safety.

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 6:10 p.m., this the 5th day of December 2023.