

**Minutes of the Board of Directors of the
Singletree Property Owners' Association Meeting
December 6, 2022**

A Regular Meeting of the Board of Directors the Singletree Property Owners' Association (SPOA), Eagle County, Colorado, was held on December 6, 2022, at 5:45 p.m., at the Singletree Community Center.

Attendance The following SPOA Directors were present and acting:

- Dan Godec
- Jennie Longville May, virtually
- Karen Zavis
- Lorry Prentis

Also, in attendance:

- Courtney Holm, BCMD
- Katie Rothenberg, BCMD
- Nina Timm, Community Manager
- Helen Burton, virtually

PUBLIC INPUT:

From the BCMD portion of the meeting:

Helen Burton:

Expressed concern that she was unable to log into the SPOA budget work session. She is pleased to see that SPOA will no longer hold funds to contribute to BCMD projects after 2023. BCMD should generate its own revenue for projects. She is also concerned that DRC expenses continue to increase and questioned whether it was necessary for the architectural consultant to review all applications, and suggested some items should not require the professional architectural consultant's review and approval (e.g., tree removal, re-roofing, etc.)

The SPOA Board responded that they believe the whole community benefits from a robust design review process and it maintains a high standard in Singletree, and it is the best interest of the community to maintain that standard going forward.

It was also requested the SPOA dues not be increased in the future to help BCMD pay for their projects. She pointed out that SPOA has a flat annual assessment for each homeowner and that BCMD, with its taxing authority, collects taxes based on assessed property values. She requested that the SPOA Board include a budget ratification vote on the Annual Meeting notice despite the high bar requiring over 50% of owners to vote to overturn the SPOA budget in CCIOA.

Chris Neuswanger:

Expressed concern that he was unable to log into the SPOA budget work session. He requested

that the SPOA Board include a vote on the 2023 budget in the Annual Meeting notice. He suggested that the legal reserve fund should be reallocated instead of increasing dues in 2023. He believes a 30% increase in annual dues is huge in this climate.

The SPOA Board responded by indicating that if connectivity issues arise, Chris could reach out to SPOA Board President Dan Godec via phone or text to try to resolve the problem immediately.

The SPOA Board responded that the 30% increase in annual dues amounts to \$50 per property and that dues had not increased since 2008, or 15 years. The Board continues to believe the existing legal reserve fund is appropriate.

He also suggested that the architectural consultant contract is not appropriate, and owners should not be required to seek approvals for all exterior changes.

The SPOA Board responded that the architectural consultant's fees are below the local market average, he is efficient, knows the community well, and provides expertise to Singletree.

He also noted that it appears that Singletree residents do not want to see much change based on the results of the Community Enhancement Plan. It appears to him to have been a waste of money and there does not seem to be money to pay for any improvements or changes.

CALL TO ORDER:

Dan Godec called the SPOA meeting to order at 5:45 PM.

CHANGES TO THE SPOA MEETING AGENDA:

There were no changes to the SPOA agenda.

MEETING MINUTES:

The SPOA October 25, 2022, meeting minutes were reviewed and by motion duly made and seconded it was unanimously

RESOLVED to approve the October 25, 2022, meeting minutes.

The SPOA November 15, 2022, meeting minutes were reviewed and by motion duly made and seconded it was unanimously

RESOLVED to approve the November 15, 2022, meeting minutes.

TREASURER'S REPORT:

October is typically a slow period for both revenue and expenses. Variances are tracking as anticipated. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to accept the October 2022 financial report as presented.

The Accounts Payables were updated to reflect the Old Growth Tree Service invoice for one-half of the wildfire mitigation work completed this year. The snow has prevented further mitigation from being completed. The remaining allocated and unspent funds for wildfire mitigation will be rolled forward into 2023, and the budget worksheet will be updated to reflect the change. Unallocated reserves are anticipated to be \$0 at 12/31/23. The Accounts Payable also includes \$10,000 in additional compensation for the Architectural Consultant for professional services performed in 2022. Following review, by motion duly made and seconded it was unanimously

RESOLVED to approve the November and December 2022 payables.

2023 BUDGET CONSIDERATION

The SPOA Board held a work session on November 15, 2022, to review the proposed 2023 SPOA Budget. The proposed budget includes increasing dues to \$200 per unit per year. Based on previous public comment, there was discussion about how and if the community should be asked to vote to approve the budget. Pursuant to CCIOA, a POA budget is deemed approved by the owners unless a veto occurs at the meeting. Owners can reject the proposed budget only if a majority of all the owners, not just those present at the meeting, veto the proposed budget. If this were to occur, the SPOA would revert to their prior year's budget. There was agreement that the Board will work with their attorney for clarification of how this should be handled. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to approve the proposed 2023 budget with the amended components of net assets.

DESIGN REVIEW COMMITTEE REPORT:

There were no questions about the minutes or staff approvals.

COMMITTEE REPORTS:

Legal – Another executive session will be scheduled with Wendell Porterfield to continue reviewing the Rules & Regulations as well as the Compliance policy.

Trails & Open Space – There was no update at the meeting.

Social – The holiday party is on December 18.

Communications – There was no update at the meeting.

COMPLIANCE UPDATE:

Nothing out of the ordinary to report.

OTHER BUSINESS:

Working to schedule a performance review for the community manager.

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 6:14 pm, this the 6th day of December 2022.