

**Minutes of the Board of Directors of the
Singletree Property Owners' Association Meeting
February 22, 2022**

A Regular Meeting of the Board of Directors the Singletree Property Owners' Association (SPOA), Eagle County, Colorado, was held on February 22, 2022, at 5:15 p.m., at the Singletree Community Center.

Attendance The following SPOA Directors were present and acting:

- Dan Godec
- George Gregory
- Karen Zavis

Also, in attendance:

- Courtney Holm, BCMD
- Katie Barnes Rothenberg, BCMD
- Melissa Nelson, BCMD
- Mike Reisinger, BCMD
- Trevor Broersma, BCMD
- Nina Timm, Community Manager
- Chris Neuswanger, Owner

PUBLIC INPUT:

From the BCMD portion of the meeting:

Chris Neuswanger:

Chris Neuswanger, property owner, remarked that the joint meeting of the SPOA Board and Design Review Committee (DRC) about shake shingle roofs should have been better publicized and could create a legal quagmire for duplex owners. He also stated that duplexes with shared roof planes would look ridiculous with different roofing materials. He suggested that DRC agendas should be published. The SPOA Board responded that the recommendation from the DRC includes a May 1, 2023, implementation date. Further, he questioned how owners who do not attend the Annual Meeting would be able to vote on the budget and suggested that it should have been included on the ballot. The Board noted that people can comment on the budget on their ballots or vote in-person or by proxy at the Annual Meeting. Finally, he reminded everyone that the ballots need to be counted by a disinterested third party.

Helen Burton:

Helen Burton, property owner, asked if the SPOA Board has acknowledged that they are subject to the Colorado Common Interest Ownership Act. It was noted this took place several months ago. She requested that SPOA's attorney speak to this at the Annual Meeting. The Board noted that SPOA's attorney will be at the meeting and is scheduled to speak. She expressed her disappointment that the DRC agenda was not published as she would have liked to participate

in the discussion about cedar shake roofs. A major concern is that the Design Guidelines require both sides of a duplex to have the same roofing material. The Board responded that the proposed amendment to the Design Guidelines would continue to allow owners to repair and/or replace up to 25% of their existing cedar shakes. She suggested the Design Guidelines be amended to allow for one-half of a duplex with an existing cedar shake roof be allowed to replace it with a new cedar shake roof, but in the case when both halves of a duplex are replacing their roofs simultaneously cedar shakes be prohibited. It was noted that this recommendation from the DRC came from increasing concern following the Marshall Fire as well as future insurability of wood shake roofs.

CALL TO ORDER:

Dan Godec called the SPOA meeting to order at 5:15 PM.

CHANGES TO THE SPOA MEETING AGENDA:

Prior to the start of the SPOA meeting, the SPOA Board met in Executive Session with the BCMD Board to discuss personnel matters. No action was taken during the Executive Session.

MEETING MINUTES:

The SPOA January 25, 2022, meeting minutes were reviewed. By motion duly made and seconded it was unanimously

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

DRC REPORT:

There was a discussion about the DRC's recommendation to prohibit new and/or full replacement wood shake shingle roofs effective May 1, 2023. The DRC believes that this fundamental fire risk needs to be addressed, and everyone in our community needs to better understand the impacts and benefits of such a change on the community for the future. The Board believes that the joint DRC meeting was an important first step and everyone acknowledged that the duplex challenge is complicated. The challenge for duplexes arises when one side needs or wants to replace their roof and the other side does not need or want to replace their roof at the same time. The Design Guidelines currently require the same material on both sides of a duplex. It was noted that wood shake shingles no longer provide the significant cost savings over other roofing material options they once offered. This topic will be discussed at the Annual Meeting to obtain further input from the community.

TREASURER'S REPORT:

January is a slow month for both revenue and expenditures and is reflected in the financials. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to accept the January 2022 financial report as presented.

Following review, by motion duly made and seconded it was unanimously

RESOLVED to approve February 2022 payables as presented.

COMMITTEE REPORTS:

Legal – Legal counsel has reviewed the Responsible Governance Policies and determined that no updates are required for those documents. The Rules & Regulations need to be updated and proposed updates will be presented at a future meeting.

Trails & Open Space – No update currently.

Social – The first summer concert is scheduled for June 16, 2022.

Communications – Always looking for new topics to include in both email and Inside Singletree communications. Will provide information about the proposed Battle Mountain High School housing development.

COMPLIANCE UPDATE:

Some of the trash cans on the road not on pick up day is related to service challenges with Vail Honeywagon.

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 5:30 pm, this the 22nd day of February 2022.