

**Minutes of the Board of Directors of the
Singletree Property Owners' Association Meeting
January 24, 2023**

A Regular Meeting of the Board of Directors the Singletree Property Owners' Association (SPOA), Eagle County, Colorado, was held on January 24, 2023, at 5:34 p.m., at the Singletree Community Center.

Attendance The following SPOA Directors were present and acting:

- Dan Godec
- Jennie Longville May
- Karen Zavis

Also, in attendance:

- Courtney Holm, BCMD
- David Viele, BCMD, virtually
- Melissa Nelson, BCMD, virtually
- Trevor Broersma, BCMD
- Nina Timm, Community Manager
- Ron Rubinoff, owner, virtually
- George Gregory, owner

PUBLIC INPUT:

There was no SPOA public input.

CALL TO ORDER:

Dan Godec called the SPOA meeting to order at 5:34 PM.

CHANGES TO THE SPOA MEETING AGENDA:

There were no changes to the SPOA agenda.

MEETING MINUTES:

The SPOA December 6, 2022, meeting minutes were reviewed. It was noted that Helen Burton sent an email and requested clarifications and changes to her public comments. Following discussion, by motion duly made and seconded it was unanimously

RESOLVED to approve the December 6, 2022, meeting minutes as amended.

TREASURER'S REPORT:

Included were the 2022 year-end financial reports. The 2022 budget projected a \$24,000 operating loss and the actual operating loss was \$11,000. Reserves were adjusted to reflect the actual operating loss. For the year, DRC fees came in ahead of budget and there were some savings in expenses versus the budget. Funds were transferred from the Community Projects reserve savings account to SPOA's operating account based on the 2022 Community Project

expenditures including wildfire mitigation, new trail steps at Mesquite Drive, the Community Enhancement Plan, and new A/V equipment for hybrid meetings at the Community Center. \$30,000 remains in the Community Project reserve account for wildfire mitigation projects in 2023. At the end of 2023 it is projected that SPOA will no longer have any reserves for Community Projects. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to accept the December 2022 financial report as presented.

The January accounts payable reflect the 2023 budget and compensation to Berry Creek Metro District and the Architectural Consultant. Following review, by motion duly made and seconded it was unanimously

RESOLVED to approve the January 2023 payables.

DESIGN REVIEW COMMITTEE REPORT:

Noted that re-roof applications are continuing at a higher pace than in the past, particularly for this time of year.

COMMITTEE REPORTS:

Legal – SPOA Board held an executive session with Wendell Porterfield to review changes to CCIOA and their impact on SPOA policies.

Trails & Open Space – The trails around Singletree are a valued asset that are frequently used by residents.

Social – There was no update at the meeting.

Communications – The March edition of Stroll Singletree will focus on Singletree’s FIREWISE USA designation as well as encouraging residents to get REALFire inspections and complete the recommended mitigation.

COMPLIANCE UPDATE:

Nothing out of the ordinary to report.

OTHER BUSINESS:

BCMD and SPOA have board members up for election this year. SPOA has two seats up for election and self-nominations are due by January 25, 2023, to be included on the ballot that is sent to owners with their annual meeting notice.

SPOA’s annual meeting is Tuesday, March 7, at 6:00 PM at the Singletree Community Center.

BCMD has two seats up for election and self-nomination forms are due by February 24, to be included on the ballot. The election will be a polling place election on May 2, 2023.

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 5:53 pm, this the 24th day of January 2023.