

**Minutes of the Board of Directors of the  
Singletree Property Owners' Association Meeting  
January 27, 2026**

A Regular Meeting of the Board of Directors of the Singletree Property Owners' Association (SPOA), Eagle County, Colorado, was held on January 27, 2026, at 5:49 p.m., at the Singletree Community Center.

**Attendance** The following SPOA Directors were present and acting:

- Dan Godec
- Happy Power
- Karen Zavis
- Ron Rubinoff, virtually

Also, in attendance:

- Nina Timm, Community Manager
- Trevor Broersma, Berry Creek Metro District (BCMD)
- Cara Turner, BCMD
- Charles Dawson, BCMD
- Ken Marchetti, Marchetti & Weaver

**FROM THE BCMD PORTION OF THE MEETING:**

The BCMD and SPOA boards met in a joint executive session. Following the executive session the boards returned to public session and the following occurred:

The Boards requested staff to move forward with adding the potential assignment of SPOA's Design Review, Covenant Compliance, and social responsibilities to BCMD to the SPOA Annual Meeting agenda, to create a Frequently Asked Questions document explaining the potential agreement between BCMD and SPOA, and to coordinate with both Boards' legal counsel on developing a potential agreement to accomplish the objective.

**CALL TO ORDER:**

Dan Godec called the SPOA meeting to order at 5:49 p.m.

**CHANGES TO THE SPOA MEETING AGENDA:**

There were no changes to the SPOA agenda.

**MEETING MINUTES:**

The SPOA December 9, 2025, meeting minutes were reviewed. Following the discussion, by motion duly made and seconded it was unanimously

**RESOLVED** to approve December 9, 2025, meeting minutes.

**TREASURER REPORT:**

The 2025 end of year financials were reviewed and showed expenses in excess of revenue of \$14,000. This was less than was included in the 2025 budget, and less than was projected in the 2026 Budget Worksheet. Interest income, Design Review fees, and delinquent accounts paid exceeded projections and legal fees for the year were less than anticipated. Following the discussion, by motion duly made and seconded it was unanimously

**RESOLVED** to accept the December 2025 financial report as presented.

January 2026 payables reflect increased payment amounts to BCMD based on the Shared Services Agreement and an increase in the monthly hours paid to the Architectural Consultant based on actual hours worked in 2025. Following review of the accounts payable, by motion duly made and seconded it was unanimously

**RESOLVED** to approve the January 2026 payables.

**DESIGN REVIEW COMMITTEE (DRC) REPORT:**

The DRC remains busy with significant exterior updates being reviewed.

**REVIEW OF AGING COMPLIANCE DEPOSIT REPORT:**

Starting last fall, an ageing of compliance deposits was created, and staff has worked to return stale compliance deposits to owners, following compliance inspections. The Design Guidelines note that compliance deposits are subject to forfeiture if there is not a written request for a refund within one year of completion. There are seven compliance deposits that are recommended for forfeiture amounting to \$21,000 because the owner of the deposit cannot be located or clearly identified and in one instance for non-compliance. Following the discussion, by motion duly made and seconded it was unanimously

**RESOLVED** to approve the forfeiture of seven compliance deposits totaling \$21,000.

**CONTINUED SETBACK VIOLATION AT 1121 BERRY CREEK ROAD UNIT A1-W**

The SPOA Board upheld the DRC's September 18, 2025, denial of the property owner's variance setback variance request at 1121 Berry Creek Road Unit A1-W at the December 9, 2025, meeting. The owner has not applied for a deck in compliance with the Design Guidelines nor removed the unapproved deck and hot tub. Following the discussion, by motion duly made and seconded it was unanimously

**RESOLVED** to authorize SPOA's counsel to commence legal action to compel compliance with the Design Guidelines.

**COMMITTEE REPORTS:**

Legal – Nothing to report.

Trails & Open Space – Nothing to report at this time.

Communications – An email with a visual was sent to residents to help them better understand the road right-of-way.

Social – Nothing to report at this time.

**COMPLIANCE UPDATE:**

Nothing unusual currently.

**OTHER BUSINESS:**

There was no other business.

**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 27<sup>th</sup> of January 2026.