

**Minutes of the Board of Directors of the
Singletree Property Owners' Association Meeting
July 22, 2025**

A Regular Meeting of the Board of Directors of the Singletree Property Owners' Association (SPOA), Eagle County, Colorado, was held on July 22, 2025, at 5:35 p.m., at the Singletree Community Center.

Attendance The following SPOA Directors were present and acting:

- Dan Godec
- Karen Zavis
- Ron Rubinoff

Also, in attendance:

- Nina Timm, Community Manager
- Charles Dawson, BCMD
- George Gregory, Resident

PUBLIC INPUT:

There was no SPOA public input.

CALL TO ORDER:

Dan Godec called the SPOA meeting to order at 5:35 p.m.

CHANGES TO THE SPOA MEETING AGENDA:

There were no changes to the SPOA agenda.

MEETING MINUTES:

The SPOA June 24, 2025, meeting minutes were reviewed. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to approve the June 24, 2025, meeting minutes.

TREASURER REPORT:

The US Bank Savings account was paying a low interest rate, so it was converted to a new savings account paying a higher interest rate and a portion of it was converted to a five-month Certificate of Deposit paying even more interest. This will provide SPOA with the cash needed to pay expenses until 2026 dues are paid. It was noted that Accounts Receivable are down to \$5,999, with two owners accounting for one-third of the outstanding balance. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to accept the June 2025 financial report as presented.

SPOA's insurance policies are currently out to bid. The policies will need to be renewed prior to the August meeting and authorization to pay the insurance premiums when they are due.

SPOA's existing insurance company, USLI has already provided quotes which hold the premiums constant with last year's renewal. Following review of the accounts payable, by motion duly made and seconded it was unanimously

RESOLVED to approve the July 2025 payables and authorization to pay insurance premiums due prior to the August meeting.

DESIGN REVIEW COMMITTEE REPORT:

There was no July DRC meeting so there were no minutes included in the packet.

COMMITTEE REPORTS:

Legal – There is an ongoing matter with an unapproved deck. The initial letter of violation was sent to the property owner on July 9.

Trails & Open Space – There appears to be strong support for the proposed trails enhancement plan.

Communications – Request to send out an email reminder about car, bike, and pedestrian safety when school starts for the new year.

Social – The Summer Party is Saturday, August 16. All help with setting up in the morning and for sign-in will be appreciated.

COMPLIANCE UPDATE:

Discussed under legal matters.

OTHER BUSINESS:

The Services Agreement with BCMD included in the packet contains all of the changes that were requested last year. Attorneys for each board have reviewed and approved the draft, and the boards have been operating under the Agreement since January 1, 2025. BCMD approved the same agreement in their meeting. Following the discussion, by motion duly made and seconded, it was unanimously

RESOLVED to approve the Services Agreement with the Berry Creek Metropolitan District as presented.

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 6:05 p.m., this the 22nd day of July 2025.