

**Minutes of the Board of Directors of the
Singletree Property Owners' Association Meeting
July 26, 2022**

A Regular Meeting of the Board of Directors the Singletree Property Owners' Association (SPOA), Eagle County, Colorado, was held on July 26, 2022, at 4:46 p.m., at the Singletree Community Center.

Attendance The following SPOA Directors were present and acting:

- Ariana Burkley
- Dan Godec
- Jennie Longville May
- Karen Zavis
- Lorry Prentis

Also, in attendance:

- Courtney Holm, BCMD
- Katie Barnes Rothenberg, BCMD
- Melissa Nelson, BCMD
- Trevor Broersma, BCMD
- Nina Timm, Community Manager
- Wendell Porterfield, SPOA Attorney
- John Perkins, Singletree's Architectural Consultant
- George Gregory, Owner
- Ron Rubinoff, Owner
- John & Jill Harrison, Owners, by phone
- Scott & Kari Mohr, Owners
- Alisha Anyan & Randy Cole, Owners
- Mark Grimaldi, Owner
- Pam Kennedy & Ken Harper, Owners

PUBLIC INPUT:

There was no public input.

CALL TO ORDER:

Dan Godec called the SPOA meeting to order at 4:46 PM.

CHANGES TO THE SPOA MEETING AGENDA:

There were no changes to the SPOA agenda.

MEETING MINUTES:

The SPOA June 28, 2022, meeting minutes were reviewed and by motion duly made and seconded it was unanimously

RESOLVED to approve the June 28, 2022, meeting minutes.

The SPOA July 7, 2022, meeting minutes were reviewed and by motion duly made and seconded it was unanimously

RESOLVED to approve the July 7, 2022, meeting minutes.

DRC REPORT:

There were no questions about the DRC minutes or staff approvals reports included in the packet. John Perkins noted that he will now include Singletree's construction hours on all staff approvals. There was an incident the previous night with roofers on Shotgun Circle working until 9:15 p.m.

REQUEST TO HAVE DIFFERENT ROOFING MATERIALS ON EACH HALF OF A DUPLEX

There is an appeal of a staff denial to have different roofing materials on each half of a duplex at 0150 Saddle Drive. There are also two other staff denials for the same request. This issue has been exacerbated by the prohibition on full replacement wood shake roofs beginning May 1, 2023.

Owners Scott & Kari Mohr spoke about their situation. They purchased a half-duplex in 2020 knowing they needed a new roof. They have been unable to get a bid for a new wood shake roof to match the existing roof. They are supportive of the prohibition on new wood shake roofs. They are requesting to use DaVinci Select Shake on their half of the duplex. They have worked with their duplex mate to have the new roof installed across the shared roof plane for continuity in roofing materials and their duplex mate has agreed to use the same product when they ultimately re-roof. The roof on the other side of the duplex is much newer than on the Mohr's side. They have not reviewed their Party Wall Agreement to understand what is required by it. They are requesting to be allowed to replace their roof with DaVinci and not be perpetually chasing repairs on a roof that needs to be replaced.

Alisha Anyan & Randy Cole, owners, have looked to replace the wood shake roof on their half of the duplex. They are under contract for the sale of their unit and the prospective new owner is unable to secure homeowners insurance with this wood shake roof. Their duplex mate does not need to replace their roof right now, consequently they are asking to replace the roofing material on their half of the duplex with DaVinci, though they would consider CeDur since it matches more closely with the existing wood shake. They also explained their duplex mate will not approve anything they have requested nor sign the Duplex Written Approval Letter, even though their Party Wall Agreement says they should all work together to approve changes. They are also concerned that they may lose the buyer for their duplex if there is not a timely resolution to their roofing issue.

Mark Grimaldi, owner, explained that his wood shake roof was installed in 1984 and has become a hazard because loose pieces keep blowing off during wind events and he is concerned about having wood shakes on his roof due to climate change. His duplex mates are

on board with his proposed switch to DaVinci on his half of the duplex. They do not need to re-roof right now because their roof is only 12-years old. He stated the DaVinci product he is proposing looks very similar to aged wood shakes. He went on to explain that he will have to pay increased homeowners insurance premiums if he uses wood shakes again and that the Fire Department wrote a letter explaining that wood shakes are an increased fire hazard. It was noted that Mr. Grimaldi removed his existing roof prior to submitting a re-roof application and having any approvals from SPOA. He explained that he did not see any requirement for duplexes to have matching roof materials on the re-roof application. His roofer called and said they had a window of time to get the roof done so they proceeded and then submitted the re-roof application.

Pam Kennedy & Ken Harper, owners, are in support of the prohibition on new wood shake roofs. Their application to re-roof was denied because it was not the same roofing material as their duplex mate. Their duplex mate re-roofed a year ago with cedar shakes and did not submit a Duplex Owner Written Approval letter but received approval from SPOA because it was a same-for-same replacement. They do not want to use wood shakes due to increasing wildfire danger. They do not have any shared roof planes in front so there would be no visual material change the same roof form. They would like to protect their home with a new DaVinci Select shake. Further, they noted new wood shakes do not look like aged wood shakes when installed.

Courtney Holm noted that the SPOA should be thoughtful of the unintended consequences of the duplex roofing requirements, that it is a heavy burden to place on duplex owners and possibly the legal system.

The SPOA Board discussed the requests made. To address the requested change the Design Guidelines would need to be amended and the SPOA Board would like to work with the DRC on this as the DRC focuses on design and aesthetics in Singletree. The prohibition on new wood roofs in 2023 is to increase wildfire safety in the community.

TREASURER'S REPORT:

Still projecting a \$24,000 operating loss for 2022, current variances are timing related and not a budget concern. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to accept the June 2022 financial report as presented.

Accounts Payable includes a progress payment to Zehren and Associates, which will be charged to Community Projects Reserves. Following review, by motion duly made and seconded it was unanimously

RESOLVED to approve the July 2022 payables.

COMPLIANCE UPDATE:

CPW and Eagle County are working with specific residents to help them better understand the responsibilities of living with wildlife. Usual issues persist.

COMMITTEE REPORTS:

Legal – Wendell Porterfield is working on updated Rules & Regulations.

Trails & Open Space – Noted that no approvals have been given for the proposed June Creek Trailhead emergency access. The town of Avon will present additional information at the August 23, 2022, meeting.

Social – Summer Party on Saturday, August 20. Concert on Sunday, September 11. Halloween Party on Sunday, October 30. Wine tasting in November will be scheduled as well as the annual Holiday Party in December.

Communications – SPOA’s emails are well received as reflected in the open rates. Always looking for timely and relevant information to share with residents.

EXECUTIVE SESSION:

At 5:51 p.m., by motion duly made and seconded, it was unanimously

RESOLVED to move into executive session to receive legal advice from SPOA’s attorney related to legal issues regarding roofing requirements.

At 6:45 p.m., the SPOA Board adjourned from executive session, where no action was taken, and no decisions were made.

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 6:46 pm, this the 26th day of July 2022.