

**Minutes of the Board of Directors of the
Singletree Property Owners' Association Meeting
June 24, 2025**

A Regular Meeting of the Board of Directors of the Singletree Property Owners' Association (SPOA), Eagle County, Colorado, was held on June 24, 2025, at 4:50 p.m., at the Singletree Community Center.

Attendance The following SPOA Directors were present and acting:

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

Also, in attendance:

- Nina Timm, Community Manager
- Trevor Broersma, BCMD
- Charles Dawson, BCMD
- Courtney Holm, BCMD, Virtually

PUBLIC INPUT:

There was no SPOA public input.

CALL TO ORDER:

Dan Godec called the SPOA meeting to order at 4:50 p.m.

CHANGES TO THE SPOA MEETING AGENDA:

There were no changes to the SPOA agenda.

MEETING MINUTES:

The SPOA May 27, 2025, meeting minutes were reviewed. It was noted that there is lots of construction occurring in the community and Eagle County is months behind in processing building permit applications. There was a request for the meeting with the DePriest's be set up, as noted in the May meeting minutes. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to approve the May 27, 2025, meeting minutes.

TREASURER REPORT:

There is nothing specific to report. Revenues and expenses are tracking with the budget. The summer party is on track. Looking to add some new details to enhance the social aspect of the party. The website refresh that is in the budget is pending resolution of the logo/branding update. Discussion ensued about the logo and SPOA requested to have a Board member on the BCMD logo/branding committee. There was agreement that there is no intention to start from

scratch, that progress should continue on what the committee has accomplished to date. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to accept the May 2025 financial report as presented.

Following review of the accounts payable, by motion duly made and seconded it was unanimously

RESOLVED to approve the June 2025 payables.

DESIGN REVIEW COMMITTEE REPORT:

Construction and new projects continue in Singletree. The DRC remains busy.

COMMITTEE REPORTS:

Legal – Nothing to report.

Trails & Open Space – The trail enhancement presentation will be made to the community on Thursday, June 26, at 5 PM.

Communications – Balancing the need to share lots of important information at this time and limiting the number of emails so residents remain engaged.

Social – July 17 is Family Fun Night at Chip Ramsey Park and the Summer Party is August 16.

COMPLIANCE UPDATE:

The community is well occupied with residents and guests right now. The 4th of July holiday brings lots of guests to the community.

OTHER BUSINESS:

There are more homes on the market right now than there have been in recent years. It appears that days on the market may take longer for some properties too. Historically there were more than 40 Singletree homes on the market at any given time, and it could take up to a year for a home to sell. That is not what the market has experienced in recent years.

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 5:22 p.m., this the 24th day of June 2025.