

**Minutes of the Board of Directors of the
Singletree Property Owners' Association Meeting
March 28, 2023**

A Regular Meeting of the Board of Directors the Singletree Property Owners' Association (SPOA), Eagle County, Colorado, was held on March 28, 2023, at 6:01 p.m., at the Singletree Community Center.

Attendance The following SPOA Directors were present and acting:

- Dan Godec
- Karen Zavis
- Lorry Prentis
- Ron Rubinoff, virtually

Also, in attendance:

- Courtney Holm, BCMD
- Nina Timm, Community Manager
- Kim Tofferi, owner
- Chris Neuswanger, owner

PUBLIC INPUT:

There was no SPOA public input.

CALL TO ORDER:

Dan Godec called the SPOA meeting to order at 6:01 PM.

CHANGES TO THE SPOA MEETING AGENDA:

There were no changes to the SPOA agenda.

WELCOME TO NEW SPOA BOARD MEMBER:

Ron Rubinoff was welcomed to the SPOA Board.

MEETING MINUTES:

The SPOA February 28, 2023, meeting minutes were reviewed. Following discussion, by motion duly made and seconded it was unanimously

RESOLVED to approve the February 28, 2023, meeting minutes.

TREASURER'S REPORT:

As a result of sending out 2023 homeowner assessment invoices in January and subsequent payments received, due to cash basis accounting a large profit is shown in February. It is purely a timing difference between revenue and expenses. Other variances are reasonable and expected. DRC is busy and it is reflected by DRC fees collected. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to accept the February 2023 financial report as presented.

The March accounts payable are routine. Following review, by motion duly made and seconded it was unanimously

RESOLVED to approve the March 2023 payables.

DESIGN REVIEW COMMITTEE REPORT:

Anticipate new construction to commence in 2023.

COMMITTEE REPORTS:

Legal – Thanks to Wendell Porterfield for his update at the Annual Meeting. Request a letter be sent to the Governor’s Office in opposition to SB2023-213, the statewide upzoning initiative.

Trails & Open Space – Anticipate hearing from the town of Avon later in the summer, following them receiving input from Eagle County and the USFS on their requested emergency access at the June Creek trailhead.

Social – Events begin on June 15, with the summer concert and continue monthly for the rest of the year.

Communications – No emails will be sent regarding ballot initiatives or board candidates that may be voted on at the May 2nd elections. Kim Tofferi inquired if an email will be sent to residents regarding the Community Enhancement Plan project prioritization matrix.

COMPLIANCE UPDATE:

Typical compliance issues persist. Noted fewer snowmobile trailers than usual and that spring camping is beginning as evidenced by trailers appearing in driveways.

OTHER BUSINESS:

The current president, vice-president, and secretary/treasurer will serve on the SPOA board for the next year and are willing to serve in their leadership roles again. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED Dan Godec will continue to serve as SPOA Board President, Jennie Longville May will continue to serve as SPOA Board Vice-President, and Karen Zavis will continue to serve as SPOA Board Secretary/Treasurer.

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 6:22 pm, this the 28th day of March 2023.