

**SINGLETREE PROPERTY OWNERS' ASSOCIATION (SPOA)
ANNUAL MEETING
MARCH 5, 2024**

The Annual Meeting was held on Tuesday, March 5, 2024, at 6:00 p.m., at the Singletree Community Center, Edwards, Colorado, and online via Zoom.

The board members present were Dan Godec, Karen Zavis, Lorry Prentis, and via Zoom Ron Rubinoff. Approximately 40 property owners attended in-person and 13 property owners attended virtually.

PROOF OF NOTICE – Director Godec read the Proof of Notice stating that the meeting notice, agenda, and budget were sent to property owners at least 30 days prior to the March 5, meeting with confirmation by Nina Timm.

MEETING MINUTES – by motion duly made and seconded, it was unanimously

RESOLVED to waive reading and approve the 2023 Annual Meeting Minutes as presented.

LEGAL COUNSEL UPDATE – Nina Timm on behalf of Wendell Porterfield

- There is no pending litigation.
- SPOA has revised its Enforcement and Collection Policies to comply with new CCIOA provisions. They can be found on the website.
- SPOA hopes that all owners comply with Community's standards and rules in the Declaration and other adopted policies. SPOA does not seek to be the "enforcer" if it can be avoided, however it remains willing to step in and enforce the rules and regulations.
- Please seek DRC approval prior to making any changes to the exterior of your home.

2024 BOARD ELECTION

- There is one seat up for election and one candidate was included on the ballot that was mailed with annual meeting notices.
- There were no self-nominations from the floor.
- Following ballot counting, Dan Godec was elected to a new three-year term.

PRESIDENT'S REPORT – Dan Godec

- Berry Creek Metro District (BCMD) and SPOA boards meet jointly, and everyone is invited to attend those meetings in-person or via Zoom. The boards endeavor to be transparent.
- Real estate in Singletree is a sound investment as well as a great place to live. Total valuation was \$1.9 billion for the most recent assessment period. That is a 59% increase in two years. The average sales price was \$739 per square foot.
- Owners are investing in their Singletree homes. There were 158 Design Review staff approvals and ten major remodel projects reviewed and approved.
- Appreciation and thanks was given to John Perkins, Singletree's Architectural Consultant.

- Both the BCMD and SPOA boards are focused on wildfire risk mitigation. All owners are encouraged to get a free REALFire Assessment and complete the identified mitigation.
- SPOA will continue to offer three free chipping days to residents. Cleaning up landscaping helps reduce wildfire risk.
- The Community Enhancement Plan was completed in 2023. The Prioritization Matrix generated from the planning process will guide future capital spending.
- Traffic calming and safety were identified as a top priority in the Community Enhancement Plan and to enhance safety, the boards worked with Eagle County to have a consistent 25 MPH speed limit on the roads in Singletree. Please drive safely and pay attention to walkers and cyclists on the road.
- Pleased to report that annual dues remained at \$200 for another year.
- Tom McClurg has stepped up as the new Trail Coordinator in Singletree. The trails are a valuable amenity, and residents are lucky to have someone willing to coordinate trail workdays. Singletree's trails provide great access to the public lands that surround the community.
- The Sonnenalp Club provides a valued amenity for residents. They groom a track on their golf course during the winter for residents to use. In exchange Singletree residents clean up the golf course at the end of the winter season. Golf course cleanup day is scheduled for Tuesday, April 9, weather dependent. Please help by adopting a hole to cleanup.
- Community Pride Highway Cleanup day is Saturday, May 4. Please help clean up the one-mile section south of Singletree.

TREASURER'S REPORT – Karen Zavis

- SPOA is in excellent financial condition; its only asset is cash.
- There are nominal delinquent assessments, approximately \$2,300.
- SPOA has approximately \$290,000 in reserves; this is a legal reserve as well as a three-month operating reserve.
- Capital projects in Singletree are the responsibility of BCMD, which are funded by property taxes.
- Revenue exceeded expectations in 2023, due to more favorable interest rates than anticipated on bank accounts and Design Review fees. Design Review fees are hard to predict from year to year.
- SPOA has three main expenditures that align with its mission. Administrative expenses for the Community Manager that is shared with BCMD, the Architectural Consultant who provides professional services to the Design Review Committee and SPOA, and the summer party which is an event that approximately 700 residents attend each summer.
- SPOA does not assess a fee for many Design Review applications that are staff approved by the Architectural Consultant. This is a significant time commitment and the SPOA Board believes this service is valuable to the community to ensure a high level of compliance with the Design Guidelines as well as excellent customer service to owners.
- The 2024 budget includes –
 - Money to update the community's website as well as have new professional photos taken for the website and community publications.
 - Budget for increased social events as well as to account for the increasing expense of existing popular events.

- Three community-wide chipping days.
- 2024 annual dues remained unchanged because excess revenue over expenditures from 2023, were rolled over to be revenue for 2024. The Board works to be as cost conscious as possible. As expenses increase or decrease annual dues will be set accordingly.

Lauren Burnett, owner, thanked the boards for their service, and then expressed sadness and shock over the stark appearance of wildfire mitigation last fall. She requested that future wildfire mitigation not include the removal of trees as they are essential in a changing climate.

Courtney Holm, BCMD Board President, responded that the mitigation looks the worst in the fall or spring right after it has taken place. The seeds left during the mitigation work should green the area up this spring with the moisture. She also noted that the mitigation work was completed after many board meetings that included experts from Eagle Valley Wildland discussing the proposed work.

DESIGN REVIEW COMMITTEE (DRC) UPDATE – Nina Timm for David Viele

- Owners were reminded that any changes to the exterior of a property, including landscaping, require DRC approval prior to work commencing. Many applications can be reviewed by staff and approved quickly and at no charge. Please ask for permission and not forgiveness.

OPEN SPACE AND TRAILS UPDATE – Tom McClurg

- Thanks was given to Jim Knez for his years of service to Singletree as the Trail Coordinator.
- There are 4 primary trails with 5 trailheads in Singletree and all of them are well used by residents.
- In 2023, there were two trail maintenance days.
 - 12 volunteers helped work on the Knob Hill trail.
 - 13 volunteers helped work on the Mesquite trail.
- In 2024, there will be two or three trail workdays. Please plan to volunteer to help when you can.
 - The plan is also to add or replace existing trailhead signs to have consistent trailhead signs with the rules throughout the community.
 - Trails information will also be updated on the website.

LEGAL UPDATE – Nina Timm for Wendell Porterfield

None to report at this time. Singletree is fortunate that residents comply with adopted Rules and Regulations.

COMMUNICATIONS UPDATE – Karen Zavis

- Stroll Singletree is supported by advertisers that require resident support of their businesses to continue advertising. That is how it is a free publication for residents.
 - Thanks was given to residents that contributed their interesting stories.
 - SPOA has a page in the magazine that provides education and useful information for residents.

- SPOA's other form of communication is Constant Contact. Please make sure we have your current email address, so you receive current information. SPOA keeps your email address confidential and does not share it.

UNFINISHED BUSINESS – none was reported.

PUBLIC INPUT –

Maggie Tedesco asked if artificial turf is allowed in Singletree as she recently saw nice quality examples of it.

It was clarified that it is allowed in backyards in Singletree. Any installation requires DRC review and approval before installation.

Everyone was invited to attend BCMD and SPOA's joint meetings on the fourth Tuesday of each month at 4 p.m. Owners can also sign up to receive the board meeting packets via email.

BERRY CREEK METROPOLITAN DISTRICT (BCMD) UPDATE – Courtney Holm

- BCMD is in good financial condition and is currently benefiting from higher interest rates on its investments. BCMD also prioritizes being fiscally responsible and has saved for major projects over the years, so it had funds available for projects like the irrigation replacement and new roof on the Community Center.
- For 2023 property taxes payable in 2024, 2.8 temporary mills levy credit was given to property owners.
- Singletree was recertified as a Firewise USA community.
- The BCMD recently passed a resolution in support of the proposed new Bolts Lake Reservoir in order to secure additional water supply for the future.
- BCMD approved an emergency only access easement for the Town of Avon at the June Creek trailhead. This increases public safety county-wide.
- With the irrigation replacement project complete, BCMD is using water more efficiently at community parks.
- In order to increase pedestrian, biker, and driver safety BCMD has purchased a portable MPH sign as well as additional pedestrian crosswalk signs. A new crosswalk was added at the intersection of Winslow and Rawhide Roads.
- Seasonal monthly testing is completed in the Charolais Circle Pond. Measures are taken as needed to maintain water quality and control weed growth.
- The Sonnenalp Club replaced cart paths last summer with new concrete paths. Golf course improvements increase everyone's property values. The Sonnenalp Club remains a great community partner.
- The adoption of the Community Enhancement Plan and the associated Prioritization Matrix will serve as a guide for future capital project spending.

Jeanne Fritch, owner, asked to see plans for the proposed emergency only access easement and the proposed control gate(s).

It was noted that the trail will remain a soft surface similar to existing and the construction schedule anticipates a three-week construction period. There will be two smaller brown ranch gates that form a chicane at the intersection with Singletree Road.

ELECTION RESULTS

- Dan Godec was welcomed back to the SPOA board for another three-year term.

ADJOURNMENT – There being no further business to come before the Board, by motion duly made and seconded, it was unanimously

RESOLVED to adjourn the SPOA Annual Meeting at 6:51 PM this the 5th day of March 2024.