

**Minutes of the Board of Directors of the  
Singletree Property Owners' Association Meeting  
May 24, 2022**

A Regular Meeting of the Board of Directors the Singletree Property Owners' Association (SPOA), Eagle County, Colorado, was held on May 24, 2022, at 4:35 p.m., at the Singletree Community Center.

**Attendance** The following SPOA Directors were present and acting:

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

Also, in attendance:

- Courtney Holm, BCMD
- David Viele, BCMD
- Katie Barnes Rothenberg, BCMD
- Melissa Nelson, BCMD, by phone
- Trevor Broersma, BCMD, by phone
- Nina Timm, Community Manager
- Chris Neuswanger, Owner, by phone
- Clint Janssen, Owner
- Helen Burton, Owner

**PUBLIC INPUT:**

There was no public input.

**CALL TO ORDER:**

Dan Godec called the SPOA meeting to order at 4:35 PM.

**CHANGES TO THE SPOA MEETING AGENDA:**

There were no changes to the SPOA agenda.

**MEETING MINUTES:**

The SPOA April 26, 2022, meeting minutes were reviewed and by motion duly made and seconded it was unanimously

**RESOLVED** to approve the April 26, 2022, meeting minutes.

**DRC REPORT:**

Singletree DRC is busy. Another joint meeting with the SPOA board and DRC will be scheduled for June to discuss permitted roofing materials.

**TREASURER'S REPORT:**

The Statement of Net Assets, (Components of Net Assets) currently shows a \$108,492 Reserve for operating loss for 2022. That is a function of cash flow and posted expenses; the estimated 2022 operating loss remains at \$24,000. The new Mesquite Drive trailhead stairs will be charged to Reserves, not operations. Actual to budget variances are simply a function of timing. Following the discussion, by motion duly made and seconded it was unanimously

**RESOLVED** to accept the April 2022 financial report as presented.

The stairs at Mesquite Drive are complete and most of the cost is included in the current accounts payable; still waiting for the invoice from Vail Valley Mountain Trails Alliance. It was noted that Wildridge Trails Coalition was approved for their grant funding and that invoice is included in the payables. Following review, by motion duly made and seconded it was unanimously

**RESOLVED** to approve the May 2022 payables.

**COMPLIANCE UPDATE:**

Request to get the compliance report out to the Board earlier in the day.

**CONTINUED DISCUSSION ON DRC'S RECOMMENDATION TO UPDATE THE DESIGN GUIDELINES RELATED TO PERMITTED ROOFING MATERIALS:**

The Board discussed their goal to reach a decision on the DRC's recommendation by the June 28 meeting and is continuing to gather more information. A question was asked about whether there was an acceptable asphalt product that could meet Singletree's design standards. It was noted that the fire retardant included in wood shakes typically wears off in approximately 18 months. It was also noted that it is the assembly/installation of roofing materials that achieves the fire rating and not just the roofing material. Backing up to open space increases the fire risk in Singletree and requires a Class A rated roof.

A request was made to allow duplexes to replace and upgrade their roofs at separate times with varied materials. The Board was encouraged to incentivize the elimination of wood roofs in Singletree. It was noted that there will be wood roofs in Singletree for many years to come and that the climate here is extremely hard on wood roofs. They can begin to buckle in 18 months.

The Board was encouraged to include asphalt shingles in their roofing materials discussion. Reportedly there are high quality affordable products. Concern was also expressed about the broad range of asphalt shingle products. Some of it is very flat and is rolled out.

A question was asked if there are other more affordable roofing materials that should be considered as part of this discussion. Some believe that new roofing materials options will be coming in the next couple of years to address affordability and wildfire risk.

It was noted that any new roofing products approved must meet the design standards and have good shadow lines, depth, and reveal.

A proposed priority would be to ensure that the highest quality asphalt shingle is considered as part of the discussion.

It was recommended that SPOA not get involved with contractors and/or make recommendations about specific contractors.

The SPOA Board noted that it will rely on the DRC's expertise in their decision making process.

**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 5:30 pm, this the 24<sup>th</sup> day of May 2022.