

**Minutes of the Board of Directors of the
Singletree Property Owners' Association Meeting
May 27, 2025**

A Regular Meeting of the Board of Directors of the Singletree Property Owners' Association (SPOA), Eagle County, Colorado, was held on May 27, 2025, at 5:54 p.m., at the Singletree Community Center.

Attendance The following SPOA Directors were present and acting:

- Dan Godec
- Happy Power
- Karen Zavis
- Jennie Longville May, Virtually
- Ron Rubinoff, Virtually

Also, in attendance:

- Nina Timm, Community Manager
- Charles Dawson, BCMD

PUBLIC INPUT:

There was no SPOA public input.

CALL TO ORDER:

Dan Godec called the SPOA meeting to order at 5:54 p.m.

CHANGES TO THE SPOA MEETING AGENDA:

There were no changes to the SPOA agenda.

MEETING MINUTES:

The SPOA April 22, 2025, meeting minutes were reviewed. Following discussion, by motion duly made and seconded it was unanimously

RESOLVED to approve the April 22, 2025, meeting minutes.

TREASURER REPORT:

There was discussion about the expense to remediate PDF documents on the website. Anticipation is that BCMD will cover the expense as it is a metro district requirement. This should be confirmed. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to accept the April 2025 financial report as presented.

Payables include payment of the deposit for the July social event. Following review, by motion duly made and seconded it was unanimously

RESOLVED to approve the May 2025 payables.

DESIGN REVIEW COMMITTEE REPORT:

In accordance with Colorado Revised Statutes 38-33.3-106.5, homeowners' associations are required to permit the use of fire-hardened building materials. The Design Review Committee (DRC) reviewed a proposed update to Section 2.11 Exterior Wall Materials of the Singletree Design Guidelines and unanimously recommends the following amendment:

"Authentic looking fire-hardened building materials may be permitted following DRC review and approval. Use of fire-hardened siding and trim with wood grain surface pattern shall be permitted only when covering an entire area and shall not be mixed or matched with another material in the same area. All fire-hardened building materials with wood grain surface pattern must be finished with a full body paint or stain. Large format fire-hardened siding panels are not permitted regardless of whether they contain authentic looking wood grain surface pattern and/or a full-bodied paint or stain."

This allows the DRC to review and approve each proposed use of fire-hardened building materials to ensure compliance with the Design Guidelines. Following discussion, by motion duly made and seconded it was unanimously

RESOLVED to accept the DRC's proposed amendment to Section 2.11 Exterior Wall Materials of Singletree's Design Guidelines.

COMMITTEE REPORTS:

Legal – Please set up a meeting with Dan Godec and the DePriests.

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

Communications – The July page in Stroll Singletree is dedicated to vehicle, pedestrian, and bike safety on the roads.

Social – June 12 is the Summer Concert at the Singletree Community Center.

COMPLIANCE UPDATE:

The typical violations for this time of year persist. There was an increase in DRC applications following the email reminding owners of DRC review and approval prior to making changes to the exterior of a property.

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 6:20 p.m., this the 27th day of May 2025.