

**Minutes of the Board of Directors of the
Singletree Property Owners' Association Meeting
October 25, 2018**

A Regular Meeting of the Board of Directors the Singletree Property Owners' Association (SPOA), Eagle County, Colorado, was held on October 25, 2018, at 3:00 p.m., at the Singletree Community Center, 1010 Berry Creek Road, Edwards, Eagle County, Colorado.

Attendance The following SPOA Directors were present and acting:

- Mike Budd
- Ariana Burkley
- Courtney Holm
- Jennie Longville May
- Karen Zavis

Also in attendance:

- Nina Timm, Community Manager

CHANGES TO THE SPOA MEETING AGENDA:

There were no changes to the agenda.

PUBLIC COMMENT:

There was no public comment.

MEETING MINUTES:

The SPOA September 27, 2018, meeting minutes were reviewed. By motion duly made and seconded it was unanimously

RESOLVED to approve the September 27, 2018, meeting minutes.

DESIGN REVIEW COMMITTEE REPORT:

- MPG is presenting the proposed additions at their November 1, DRC meeting.
- Request to add three additional sections to the Design Guidelines:
 - Construction schedule submitted and reviewed as part of design review process.
 - Obtain compliance deposits from each of the following: Owner, Contractor and Architect.
 - Existing non-conformities need to be identified and brought into compliance with major design review applications.

TREASURER'S REPORT:

- As anticipated, legal fees and insurance costs are substantially over budget.

Following review and discussion of the financials, by motion duly made and seconded it was unanimously

RESOLVED to accept the September 2018 financial reports as presented.

By motion duly made and seconded it was unanimously

RESOLVED to approve the October 2018 payables as presented.

2019 BUDGET DISCUSSION:

The proposed 2019 budget projects revenues and anticipated expenses breaking even in 2019, with less than \$3,000 allocated for community projects. The summer party line item increased, reflecting continued growth in popularity. There was a philosophical discussion about proposing nominal annual increases rather than more substantial increases periodically. It was noted that dues have not increased in ten years. BCMD may rely more on SPOA for future capital project funding. SPOA has donated in the past for the Winslow Road Underpass, flowers on the corners, burying the power lines, and the addition to the Community Center. Typically residents do not see a difference between SPOA and BCMD. There was discussion about BCMD's \$75,000 request toward the repair and expansion of the pavilion at Chip Ramsey Park. Following review and discussion of the proposed 2019 budget, by motion duly made and seconded it was unanimously

RESOLVED to present the proposed 2019 budget to Owners at the March 9, 2019, annual meeting for their review and consideration.

RESOLVED to contribute \$50,000 toward the repair and expansion of the pavilion at Chip Ramsey Park from SPOA's community projects reserve fund.

COMMITTEE REPORTS:

Trails and Open Space – Lee Rimel updated the Board on the three Singletree trail work days. Mountain Trails Alliance is requesting \$2,000 for 2019, for the Adopt a Trail program. Anticipate ordering \$500 in trail maintenance supplies (seed, matting, etc.) Volunteers for Outdoor Colorado appreciates the contributions for the Singletree barbed wire fence project workday. The Mesquite Trail stairs need to be replaced and this may be an expensive project. Lee will bring Adopt a Trail staff over to better understand possible design solutions and cost estimates.

Legal – Depositions are complete and the settlement conference for the Disher litigation has been moved to November 15, 2018.

Communications – Always looking for new material for *Inside Singletree*. Consider interviewing the County's plow operator that plows Singletree roads.

Social – The Sunday concert was well attended considering rain and the Bronco's game. People loved the bluegrass music. Courtney met a number of residents she didn't previously know at

the summer party and can reach out to them for specific projects going forward. Upcoming events include the Halloween party and the wine tasting on November 8.

COMMUNITY MANAGER'S REPORT:

Discussed ongoing design compliance issues as well as the challenges of certain ongoing projects. The Design Guideline update is underway with MPG. Chip Ramsey pavilion repair and expansion is going well.

Courtney continues to make progress on drafting updated bylaws.

ADJOURNMENT:

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

RESOLVED to adjourn the Regular Meeting of the Singletree Property Owners Association Board of Directors at 4:05 pm, this the 27th day of September, 2018.