

**Minutes of the Board of Directors of the
Singletree Property Owners' Association Meeting
October 26, 2021**

A Regular Meeting of the Board of Directors the Singletree Property Owners' Association (SPOA), Eagle County, Colorado, was held on October 26, 2021, at 5:08 p.m., at the Singletree Community Center.

Attendance The following SPOA Directors were present and acting:

- Ariana Burkley
- Dan Godec
- George Gregory
- Jennie Longville May
- Karen Zavis

Also, in attendance:

- Courtney Holm, BCMD
- Mike Reisinger, BCMD
- Nina Timm, Community Manager
- Chris Neuswanger, Owner, by phone
- Paul Chapman, Owner

PUBLIC INPUT:

From the BCMD portion of the meeting:

Kim Tofferi requested that board packets be made available online and she encouraged SPOA to ask for public input prior to any vote taken. She also asked about SPOA's unrestricted funds and what the plan was for those dollars.

Helen Burton request that board packets be made available online or emailed to a distribution list. She then requested that SPOA reconsider allowing different roofing materials on duplexes, under specific conditions. She pointed out that there are single-family residences that have different roofing materials on them, and it should be allowed for duplexes too. She specifically pointed to a single-family residence on the 17th green that was installing a standing seam metal roof in one area and the rest of the roof is cedar shakes. She emphasized there must be a solution for duplex roofs.

The SPOA Board responded that they have received input from SPOA's attorney that duplexes are governed by Party Wall Agreements and that SPOA cannot violate terms of a Party Wall Agreement. The Board expressed sympathy for the duplex roofing material challenges.

CALL TO ORDER:

Dan Godec called the SPOA meeting to order at 5:08 PM.

CHANGES TO THE SPOA MEETING AGENDA:

The 2022 Budget discussion will be moved to the December 7, 2022, meeting.

MEETING MINUTES:

The SPOA September 27, 2021, meeting minutes were reviewed. By motion duly made and seconded it was unanimously

RESOLVED to approve the September 27, 2021, meeting minutes.

DRC REPORT:

There were no questions about the DRC materials included in the packet.

APPEAL OF STAFF DENIAL FOR DIFFERENT ROOFING MATERIALS ON A DUPLEX:

Paul Chapman, owner of 0740A June Creek Road, would like to replace his roof with F-Wave Synthetic Shake. His duplex partner replaced their roof with real cedar shakes 5-7 years ago and is not interested in replacing their roof again as their cedar shakes are in good condition. He is concerned about replacing with cedar shakes as they may not be insurable soon and there is a greater fire concern than in the past. He provided pictures that show that the F-Wave Synthetic Shake looks like real cedar shakes, and he does not share any roof pitches with the other half of the duplex so there would be no change in materials in a continuous roof line. He also noted that single family residences are allowed to have different roofing materials on them. Also, duplexes are allowed to have solar panels on one-half and not the other, making for a different look. He also asked about the design consistency of additions.

George Gregory responded by thanking Mr. Chapman for being infinitely polite and acknowledging this is a challenge for duplex owners in Singletree. Mr. Chapman's duplex is also unique that there are no continuous roof planes across both sides of the duplex. The goal is to maintain consistent materials on duplexes in Singletree. Any change to the requirements would require an amendment to the Design Guidelines and then there is also the Party Wall Agreement issue to be addressed.

Jennie Longville May noted that there is a long-term homeowners insurance issue by allowing new cedar shake roofs.

Courtney Holm commented that this is creating long-term challenges for duplex owners.

The Board discussed the idea of no longer allowing cedar shake roofs like other communities in Eagle County, while maintaining consistent roofing materials on duplexes.

TREASURER’S REPORT:

Noted that there is little revenue and continued expenses in the final four months of the year. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to accept the September 2021 financial report as presented.

There was no discussion about the October payables. Following review, by motion duly made and seconded it was unanimously

RESOLVED to approve the October payables as presented.

2022 BUDGET DISCUSSION:

The 2022 budget discussion was tabled to the December 7, 2022, meeting.

COMMITTEE REPORTS:

Legal – Discussed having SPOA’s attorney update SPOA’s Responsible Governance Policies.

Trails & Open Space – Discussed adding additional stairs at the Mesquite Trailhead.

Social – Halloween Party on October 31

Wine Tasting on November 18 – pre-payment required

Holiday Party on December 12

Communications – Remind owners about no short-term rentals being allowed in Singletree.

COMPLIANCE UPDATE:

Discussed a resident’s complaint that there are too many cars parked at a home on Saddle Drive.

OTHER BUSINESS:

There was no other business.

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 6:08 pm, this the 26th day of October 2021.