

**Minutes of the
Board of Directors of the
Singletree Property Owners' Association Meeting
October 27, 2016**

A Regular Meeting of the Board of Directors the Singletree Property Owners' Association (SPOA), Eagle County, Colorado, was held on October 27, 2016, at approximately 4:12 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
- Ralph Dockery
- Jennie Longville May
- Ralph Merritt, by phone
- Melissa Nelson

Also in attendance were:

- Ann Darby, BCMD
- Dan Godec, BCMD
- George Gregory, BCMD
- Karen Kern, BCMD
- Mike Reisinger, BCMD
- Nina Timm, Community Manager
- Dan Carlson, Operations
- Cheri Curtis, Marchetti & Weaver

CHANGES TO THE AGENDA:

- The Board discussed sending a letter to the US Forest Service regarding the Berliamont Estates access with BCMD prior to the start of the SPOA meeting.
- The Board discussed having a 2017 budget work session. The budget work session was scheduled for Tuesday, November 22 at 9:00 AM at the Community Center.

MEETING MINUTES:

The SPOA, September 22, 2016 Meeting Minutes, were reviewed. By motion duly made and seconded it was unanimously (Merritt abstained)

RESOLVED to approve the September 22, 2016 Meeting Minutes, as amended.

TREASURER'S REPORT:

- The Board acknowledged receipt of the September financial statements.

- SPOA will schedule a budget worksession prior to the December 8, 2016, meeting.
- The Cedar's Flower Shop expense should be reclassified to a DRC expense.
- Per the agreement with BCMD, on November 1, 2016, the remaining \$100,000 payment shall be made to BCMD for the new building.
- The financials include Design Review deposits and refunds.

The Board reviewed the September list of payments to approve. By motion duly made and seconded it was unanimously

RESOLVED to approve pay BCMD the remaining \$100,000 for the new building and the amended September 2016 list of payments.

MANAGER'S REPORT:

- On October 5 past due invoices with late fees and interest went out to approximately 75 property owners.

COMMITTEE REPORTS:

Covenant Compliance – Ralph Merritt –

- The report should be amended to only include active compliance issues.
- Community-wide covenant education should be conducted.

Legal Committee – Mike Budd –

- Legal Committee recommends purchasing a full page in the Inside Singletree publication for community education, notices and social events.
- A welcome packet with all of Singletree's documents should be created and sent to new property owners.
- The committee will be back on December 8 with recommended changes for covenant compliance.

Trails/Open Space Committee – Melissa Nelson –

- Thanks to those who participated in the barb wire removal project.
- Lee Rimmel has requested \$3,000 be included in SPOA's 2017 budget for trails and open space work. An equal request is being made to BCMD too.
- A request to have four signs marking trail closures was made.

Based on the recent trail repair and maintenance, the Board considered the need for additional signage to protect the trails. By motion duly made and seconded it was unanimously

RESOLVED to authorize up to \$600 for four new trail closure signs.

Communications Committee – Melissa Nelson –

- The community Opt-In directory will be ready by Christmas.

Social Committee – Jennie Longville –

- The Social Committee is hosting the 1st annual community cookie exchange on December 11.

The Board considered the Social Committee’s request for funds for the cookie exchange. By motion duly made and seconded it was unanimously

RESOLVED to authorize up to \$500 for supplies, including prizes, drinks, cups, napkins, etc. for the 1st annual community cookie exchange.

DRC Committee – Melissa Nelson –

- 30 Appaloosa Drive has received Conceptual Approval for their new duplex.

OPEN ITEM REPORT – Melissa Nelson –

- The November and December meetings will be combined and be scheduled for December 8 at 3 pm.
- Nina should call the Sonnenalp Club to find out if Singletree residents could ride the Club’s skier shuttle this winter.

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 at 5:04 pm this the 27th day of October, 2016.