

**Minutes of the Board of Directors of the
Singletree Property Owners' Association Meeting
September 23, 2025**

A Regular Meeting of the Board of Directors of the Singletree Property Owners' Association (SPOA), Eagle County, Colorado, was held on September 23, 2025, at 5:45 p.m., at the Singletree Community Center.

Attendance The following SPOA Directors were present and acting:

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

Also, in attendance:

- Nina Timm, Community Manager
- Cara Turner, BCMD
- Charles Dawson, BCMD

FROM THE BCMD PORTION OF THE MEETING:

DISCUSSION ABOUT THE POTENTIAL FOR BCMD TO ASSUME SPOA'S FUNCTIONS

Prior to the COVID-19 pandemic, the BCMD and SPOA Boards engaged in discussions regarding the potential consolidation of the two Boards and their respective functions under the BCMD. The purpose of today's discussion was to revisit this concept and determine whether current Board members from both BCMD and SPOA are interested in re-exploring the possibility of consolidation.

Changes in Colorado legislation now permit metropolitan districts to manage design review and compliance functions - authority that was previously restricted. These legal updates make the consolidation process more straightforward than it may have been in the past.

The legal process for consolidation is straight forward. If consolidation were to happen then there would be one five-person BCMD Board and the SPOA Board would be disbanded. SPOA dues would no longer be assessed and BCMD could generate the lost revenue through a reduced or eliminated mill levy tax credit. The Design Review Committee would remain in place and function as it currently functions.

Board members discussed how such a change would be communicated to the community, potential concerns about disenfranchisement, and whether consolidation is in the community's best interests. It was noted that consolidation could create operational and governance efficiencies. Overall, there was a shared understanding that any decision must be made

thoughtfully, with careful consideration of its impact on the community. A request was made that an analysis which highlights Pros and Cons be prepared.

With agreement to further explore the possibility, the next step is to gather legal input from both Boards' attorneys. This information will help clarify the process and identify other operational, financial, or legal issues that may require further investigation.

CALL TO ORDER:

Dan Godec called the SPOA meeting to order at 5:45 p.m.

CHANGES TO THE SPOA MEETING AGENDA:

There were no changes to the SPOA agenda.

MEETING MINUTES:

The SPOA August 26, 2025, meeting minutes were reviewed. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to approve August 26, 2025, meeting minutes.

TREASURER REPORT:

2026 budget preparation will be commencing soon. One consideration for 2025 and the 2026 budget may be additional compensation for the Architectural Consultant in 2025, based on actual hours worked as compared to contractual hours. From a strategic perspective, the Board will want to consider a succession plan for this important role for the future. Compliance challenges and staff approvals continue to consume the majority of his time. Additionally, compliance challenges are causing legal expenses to trend ahead of the budget.

The 2026 budget work session will be scheduled for a day in November. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to accept the August 2025 financial report as presented.

The accounts payable report is routine. Following review of the accounts payable, by motion duly made and seconded it was unanimously

RESOLVED to approve the September 2025 payables.

DESIGN REVIEW COMMITTEE REPORT:

Cedar shake roofs continue to be replaced with new roofing materials at a robust pace. There was review of a new single-family residence and construction could commence in 2026.

COMMITTEE REPORTS:

Legal – There is an ongoing matter with a new construction duplex, and the compliance process is being followed. An attorney has sent a letter to the owner requesting documentation that demonstrates compliance with the Design Review Guidelines and approvals.

Trails & Open Space – Appreciate the work that Tom McClurg is doing on behalf of the Singletree community.

Communications – Ongoing effort.

Social – Sunday, October 26, is the Halloween Party, Thursday, November 20, is the Wine Tasting, and Sunday, December 14, is the Holiday Party.

COMPLIANCE UPDATE:

Discussed under legal matters.

OTHER BUSINESS:

There was no other business to discuss.

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 6:15 p.m., this the 23rd day of September 2025.