

**Minutes of the Board of Directors of the
Singletree Property Owners' Association Meeting
September 24, 2024**

A Regular Meeting of the Board of Directors of the Singletree Property Owners' Association (SPOA), Eagle County, Colorado, was held on September 24, 2024, at 5:16 p.m., at the Singletree Community Center.

Attendance The following SPOA Directors were present and acting:

- Dan Godec
- Jennie Longville May
- Karen Zavis
- Lorry Prentis, Virtually
- Ron Rubinoff, Virtually

Also, in attendance:

- Nina Timm, Community Manager
- Courtney Holm, BCMD, Virtually
- Katie Rothenberg, BCMD
- Charlie Dawson, Resident

PUBLIC INPUT:

There was no public input for the SPOA Board.

CALL TO ORDER:

Dan Godec called the SPOA meeting to order at 5:16 p.m.

CHANGES TO THE SPOA MEETING AGENDA:

There were no changes to the SPOA agenda.

MEETING MINUTES:

The SPOA August 27, 2024, meeting minutes were reviewed. Following discussion, by motion duly made and seconded it was unanimously

RESOLVED to approve the August 27, 2024, meeting minutes.

TREASURER'S REPORT:

Revenue and expenses are tracking with the adopted budget. Community Chipping is over budget due to the extra chipping day offered in July. The 2025 budget will reflect the estimated income taxes for 2025, whereas the 2024 actual includes 2023 income taxes owed plus the 2024 estimated taxes. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to accept the August 2024 financial report as presented.

Following review, by motion duly made and seconded it was unanimously

RESOLVED to approve the September 2024 payables.

DESIGN REVIEW COMMITTEE REPORT:

There was a brief discussion about proposed new residential construction and the stream setback challenges on the property that owners are experiencing on two vacant lots on Singletree Road that have come in for Design Review. It was noted that Larry Rogers has requested that he be replaced on the Design Review Committee.

COMMITTEE REPORTS:

Legal – Compliance enforcement is ongoing on Miller Place parking in the setback. SPOA has begun the required process.

Trails & Open Space – There is a Mesquite trail workday on September 28.

Communications – Ongoing efforts to inform residents about rules and events via email and Stroll Singletree.

Social – The Garden Party was attended by thirty residents who learned about flowers, bushes, and trees in Singletree. The Halloween Party, Wine Tasting, and Holiday Party are scheduled.

COMPLIANCE UPDATE:

There have been notices given to residents who were parking on their grass. The issues have since been resolved.

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 6:15 p.m., this the 24th day of September 2024.