

**SINGLETREE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTOR'S MEETING
February 20, 2014**

A Regular Meeting of the Singletree Property Owners Association was held on Thursday, February 20, 2014, at the Singletree Community Center, Edwards, Colorado.

The members present were: Steve Penrose, Melissa Macdonald, Jennie Longville May, John Genova, Cleive Dumas, Marty Sophir and Ralph Merritt.

MEETING MINUTES – The Board reviewed the January 16, 2014 meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the January 16, 2014, meeting minutes subject to noted corrections.

TREASURER'S REPORT – Mr. Dumas presented the payables to the Board for their review. By motion duly made and seconded, it was unanimously

RESOLVED to approve the payables as submitted.

EDWARDS SHELL STATION UPDATE – Paul Golden and Chis Dudar presented the proposed improvements to the Board for their review. The improvements will include a new car wash that will accommodate more cars per hour and lessen congestion on Miller Ranch Road. They would like to widen the west bound egress for the additional cars by relocating 15 CME commercial vehicle spaces and 15 employee parking spaces to the undeveloped land northeast of the property. The land in question belongs to the Eagle County School District and they are hoping to purchase 19,140 square feet of the area. Mr. Golden stated that the proposed location for the expanded parking lot is not visible from any vantage point in Singletree.

STARTING HEARTS – Lynn Blake presented plans and a bid to provide the Singletree community with strategic implementation of publically accessible Automated External Defibrillators (AED). The Board voiced concerns regarding liability but were in favor of the concept.

COMMITTEE REPORTS:

Compliance Committee – Mr. Merritt presented the open violation report to the board for their review.

Legal – No report at this time, other than the Proxy clarification for the Annual Meeting.

Communications – Winter newsletter is in the process of being completed.

Community Garden – Ms. Longville May gave a brief report from the February 18, 2014 meeting. The plots have been reduced from 68 to 32 plots. Twenty 4' x 10' plots are planned for first phase. The garden committee is still seeking bids for materials. It was suggested that the group write a letter to any property owner in the direct area. Ms. Longville May agreed and a letter to adjacent property owners will be distributed. The Community Garden project is still under evaluation and not yet an approved project. For approval consideration, the Board will require initial costs, recurring costs, rules for use, fees for use and where fees will be spent.

Administrative Committee – The Administrative Committee is committed to a new violation/.delinquency report to be presented at the next board meeting.

Open Space/Trails – Ms. Macdonald reported that she and Lee Rimel have not yet been able to obtain easements for a new trail off of Appaloosa. Kat Haber is interested but will want funding

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and Mr. Rimel has been unsuccessful with the broker of Dr. Silvers' lot which is for sale and the beginning of the current illegal trail. Ms. Macdonald will contact Dr. Silvers directly. She will have the Saddle Ridge Trail added to Singletree trail maps for distribution at the annual meeting. She will also have sign up sheets for trail projects this summer and asked that we budget \$25,000 for trail projects.

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 this the 20th day of February 2014.