

SINGLETREE PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING
March 22, 2014

The Annual Meeting of the Singletree Property Owners Association was held on Saturday, March 22, 2014, at 9:00 a.m., at the Singletree Community Center, Edwards, Colorado.

ROLL CALL – Mr. Penrose introduced the current Board of Director's which included Cleive Dumas, Ralph Merrit, Melissa Macdonald, Jennie Longville May, Marty Sophir (not in attendance), John Genova, Jay Gould and DRC members, George Gregory, Connie Powers, Larry Rogers, Charlie Dolan, Karen Zavis and John Perkins. Approximately 86 property owners were in attendance.

PRESIDENTS REPORT – Mr. Penrose thanked Bob Drab for his service on the Singletree Board of Directors. All Berry Creek Metropolitan District members were thanked for all they do. A special thank you was given to BCMD member, Dan Godec, for many hours spent on the conservation easement.

Mr. Penrose warned that not putting trash cans in the garage or approved trash enclosure could result in a \$100.00 fine. The next open house for the Edwards Master Plan will be held on Thursday, March 27th. Mr. Penrose announced that the golf course would open on April 11 and a golf course cleanup day is planned for April 8, 2014. He noted that sign-up sheet for various events were available.

COMMITTEE REPORTS – Mr. Dumas gave a brief report on the past years financial activities. He announced that the assessments will remain at \$150.00 annually. An audit by McMahan & Associates will be prepared in August of 2014 for the fiscal year 2013.

COMPLIANCE COMMITTEE – Mr. Merritt asked the community to be mindful about not leaving trash cans out overnight and/or equipment. Trailers and campers are not allowed but may be at the property for the appropriate time for preparation and cleaning. There were property owners who complained about the exterior maintenance issue on some of the properties in the community.

COMMUNITY RELATIONS – Ms. Macdonald presented the trail maps to the community. She also discussed different projects and events that were upcoming and where to sign-up. Ms. Macdonald explained the agreement with the Forest Service that the trails would be maintained by volunteers within the community. Committee member, Jay Gould, encouraged all property owners to sign up to receive email from the community. He also reminded property owners that no short term rentals are allowed in Singletree.

DESIGN REVIEW COMMITTEE – Committee member Karen Zavis gave a review of the last year's activities of the DRC. She reported that there were seven (7) new construction reviews and seven (7) remodel reviews in 2013. There were twenty-two (22) modifications, five (5) compliance issue and (17) seventeen landscape revisions that were reviewed and resolved. Ms. Zavis also noted that there are less than 30 vacant lots left in the Singletree community. The Design Review Guidelines have been revised and are still in draft form but will be finalized after SPOA review. The Design Review Committee is reviewing more remodels than new construction. Ms. Zavis reminded all members that all exterior changes require DRC approval. Tree removal applications are needed prior to removal to ensure that the stump will not be left after tree removal. The forms are available at www.singletreetoday.com or at the community center office.

Design Review Committee Chairman, George Gregory, thanked all the Committee members for all of their years of service to the community.

BERRY CREEK METROPOLITAN DISTRICT – Mr. Gregory gave a brief description of the duties of the District and reported on the past year’s activities which included replanting the roundabouts on the north side, repairing the walkway and railing that was damaged on Winslow Road, the installing of holiday lights and also changing over three pocket parks to potable water. Mr. Gregory noted that Mike Budd represents the District at the Edwards Community Authority meetings. Patching and crack filling will take place this spring 2014.

Mr. Gregory introduced the concept of the community garden as an idea to bring the community together and stated that it is still in a conceptual phase. Mr. Gregory stated that the District is proposing plans to expand the community center as more meeting and exercise room space is needed.

ELECTION – Mr. Penrose introduced the candidates Walter Atkinson, Ralph Dockery, Melissa Macdonald, Mark Sassi and Steve Wellins who all gave a brief bio and explained why they would like to serve on the board. Four property owners volunteered to be election officials. Ralph Dockery, Melissa MacDonald and Mark Sassi were elected to the board and each will serve a three (3) year term.

CASTLE PEAK SENIOR CENTER – Doris Dewton introduced the Castle Peak Senior Care Community to be constructed in Eagle Ranch and many reasons why supporting the center benefits the whole community. Ms. Dewton reported that fund raising was started last July and that the goal is to raise \$4.4 million.

Ms. Dewton reported that volunteers for the World Championships in 2015 are needed and encourages members to consider volunteering.

Ms. Dewon stated that the 2 miles of I-70 adopted by Singletree will need 30 volunteers to pick up trash on April 26th.

EDWARDS STATION - Paul Golden, representing Edwards Station LLC, presented the proposed plans to improve the traffic flow for the new car wash. They proposed to relocate 15 CME commercial van parking spaces and add 15 employee parking spaces. Mr. Golden reported that the new car wash will be five times faster than it is currently. Mr. Golden assured the members that the project will not be visible from anywhere in Singletree and the lighting will be down light. Mr. Gregory gave the history of the Shell station and how it related positively to the community.

ADJOURNMENT – There being no further business to come before the Membership, by motion duly made and seconded, it was unanimously

RESOLVED to adjourn the Annual Meeting this the 22nd day of March, 2014.

Respectively submitted,



Terri Martinez-Johnson
Secretary for the meeting