

**SINGLETREE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 17, 2014**

A Regular Meeting of the Singletree Property Owners Association was held on Thursday, April 17, 2014, at 4:00 p.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Steve Penrose, Ralph Dockery, Jennie Longville May, Melissa Macdonald Nelson, John Genova and Ralph Merritt. Cleive Dumas was in attendance via conference call. Mike Budd and Ken Marchetti were also in attendance.

BCMD UPDATE – Mr. Budd gave a brief history of the Berry Creek Metropolitan District. Representing the District, Mr. Budd stated that the members felt that there was a division between SPOA and BCMD. Mr. Penrose and Mr. Genova felt that they both had given information and were waiting for the Berry Creek Metropolitan District to respond. The two entities are planning a meeting at a future date.

ELECTION OF OFFICERS – Ms. Macdonald nominated Ralph Merritt and Mr. Genova nominated Steve Penrose for President. Mr. Merritt was elected President and Ms. MacDonald Nelson was elected Vice President. Mr. Dumas will remain Treasurer/Secretary.

Committees:

Ralph Merritt and Ralph Dockery will serve on the Legal/Compliance Committee, John Genova serve as Chairman for the Communication Committee. Melissa Macdonald Nelson and Jennie Longville May will serve on the Communications Committee.

BETH LEVINE - Beth Levine addressed the members regarding her frustration with the Design Review Committee. Ms. Levine stated that her clients read the guidelines and drove around the community and decided to buy a lot not expecting that the proposed mirror image design would not be acceptable. The lot is challenging as it is very steep and Ms. Levine stated that the design chosen by her clients was what fit the lot. Her clients are planning to sell the lot. The Board listened to Ms. Levine's concerns and thanked her for her input.

MEETING MINUTES – The Board reviewed the April 17, 2014 meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the April 17, 2014 minutes as submitted.

SHELL STATION – The Board reviewed the presentation for the Shell Station expansion. By motion duly made and seconded, it was unanimously

RESOLVED to support the expansion as presented.

COMMUNITY GARDEN REPORT – Ms. Longville May reported that the community garden committee had met and they are waiting for a response from SPOA regarding a one-time only financial contribution. Mr. Merritt suggests sending out an email to gauge interests in SPOA spending money for the garden.

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 17th day of April, 2014.