

**SINGLETREE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS  
MEETING MINUTES  
August 16, 2012**

A Regular Meeting of the Singletree Property Owners Association was held on Thursday, August 16, 2012, at 4:00 p.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Mike Reisinger, Ralph Merritt, Steve Penrose, Bob Drab, Jay Gould, Cleive Dumas, Marty Sophir and Peter Rosenberg. Wendell Porterfield, George Gregory, Larry Rogers and Karen Woody were also in attendance.

The Board entered into an Executive Session at 4:00 p.m. and the Regular Meeting resumed at 5:00 p.m.

**MEETING MINUTES** – The Board reviewed the July 19, 2012 meeting minutes. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the July 19, 2012 meeting minutes as submitted.

**TREASURER’S REPORT** – Mr. Rosenberg gave a brief report on current payables. A motion was made to approve the payables as submitted. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the payables as submitted.

**COMMUNITY MANAGER’S REPORT** – The Board reviewed the compliance spreadsheet for the past month.

**Covenant Compliance Committee** - The Enforcement Committee will be looking into the commercial truck issue and determine how much of a problem it is and the matter will be discussed at the next meeting.

**Singletree Capital Projects** – No report at this time.

**Beautification Committee Report** – The discussion from the BCMD meeting (July 24) regarding the need to redesign the roundabout was reviewed. During the ECA meeting (August 8) the design and other issues were discussed, but no specific decisions were made for the re-design.

**Open Space, Trails and Environmental Committee** – Mr. Johnson reported that he had talked to Mr. Larson and he is willing to create a trail map for Singletree and at a cost of \$400.00. By motion, duly made and seconded, it was unanimously

**RESOLVED** to approve the creation of a trail map at the cost of up to \$400.00.

**Communications Committee** – Preparations for the annual Community party are moving along and there are no issues at this time.

**Legal Committee** – No report (discussion during Executive Session)

**DRC UPDATE** – Mr. Gregory introduced Karen Woody and Larry Rogers to the Board members. Mr. Gregory and the Committee members present stated that asphalt shingles, in their present configurations, are not appropriate for Singletree. The DRC will review any future asphalt/composite/other roofing materials for use in our Community. Also, we discussed several reports that Community members received indicating Singletree is “high” risk fire area. Mr. Lovgren (not at this meeting, is a representative of the local Fire District) has indicated in recent

**Singletree Minutes  
Board of Directors Meeting  
8/16/12  
Page 2 of 2**

Meetings that Singletree is a “moderate” risk fire district with some small areas rated as “high” fire risk. The DRC members stated that our property owners can buy cedar shakes that are fire retardant. Plus, there are many other approved materials including DaVinci shingles. Mr. Gregory stated that roofing materials are routinely reviewed by the Committee.

Mr. Reisinger wants the DRC to know that SPOA supports their actions.

**METRO BOARD LIAISON UPDATE** – Discussed the BCMD meeting and the main issue of discussion was the redesign of the roundabouts at the Singletree west entrance.

**OLD BUSINESS** – The BCMD has requested a contribution of \$3,000.00 (as a deposit with Holy Cross Electric and to paint 10 utility boxes). A motion was made to contribute \$3,000.00 to BCMD deposit/paint 10 utility boxes. By motion duly made and seconded, it was unanimously.

**RESOLVED** to approve a \$3000.00 contribution to BCMD to paint 10 utility boxes.

**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 16<sup>th</sup> day of August 2012.