

**SINGLETREE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
December 13, 2012**

A Regular Meeting of the Singletree Property Owners Association was held on Thursday, December 13, 2012, at 12:00 p.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Mike Reisinger, Eric Johnson, Steve Penrose, Peter Rosenberg, Cleive Dumas, Jay Gould, Bob Drab and Marty Sophir.  
Mike Budd of the Berry Creek Metro District was also in attendance.

**NOVEMBER MEETING MINUTES** – The Board reviewed the November 15, 2012 meeting minutes. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the November 15, 2012 as submitted.

**TREASURER'S REPORT** – Mr. Rosenberg 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.

**COMMITTEE REPORTS:**

**Covenant Compliance Committee** – John Cox of 0011 Rawhide was present to discuss the issue of his commercial truck in the subdivision. He stated that he had permission from Ms. Ahmad to park his truck in his driveway. After discussion, Mr. Cox replied that he would remove the racks from his truck to comply with the Rules & Regulations. The Board agreed to waive the fine and to send a letter to Mr. Cox stating that if the racks are removed he will be in compliance and the fine will be waived.

The Board discussed short-term rentals and it was decided that the owner will be required to submit a copy of their lease to prove that it is not a short term rental. Another idea was to change the Rules & Regulation to include advertising. Mr. Reisinger will contact Mr. Porterfield regarding the above issues. Mr. Reisinger will create an email form letter to send to property owners who are advertising their property as a short-term rental.

Ms. Martinez-Johnson will send fine letters with return receipt requested.

The property owner at 1440 Singletree Road will be fined \$100 for non-compliance on a maintenance issue.

**Singletree Capital Projects** – Mr. Budd reported that the ECA (Edwards Community Authority) had discussed the landscaping issues at the main entrance to Singletree. A compromise design has been submitted and is in the approval process. The cost will be a little over \$200,000. Also discussed was the painting of the utility boxes. SPOA's contribution of \$50,000 will be used for the landscape project at the Singletree west entrance.

ECA is funding a traffic study on Highway 6. There are plans to develop a new Master Plan that will give Edwards more authority. ECO is planning a transit facility somewhere in Edwards. CDOT is planning high speed transit with two stops in Eagle County. ECA is looking at all of these plans as they relate to Edwards. The Charter school is going from a one story to a two story building that could impact views in Singletree.

**Beautification Committee Report** – See above.

**Open Space, Trails & Environmental Committee** – Mr. Johnson gave a brief report on the Walking Mountain Science Center. He also praised Mr. Rimel for all his effort as it relates to the Singletree trail system.

**Communications Committee** – Mr. Budd made a request that Wade Johnson look into the email provider (ConstantContact) to see why some emails are not being sent to property owners.

**Legal Committee** – Mr. Reisinger presented new rules regarding record keeping for an Association of a common interest community. Mr. Johnson will offer input and send it to Mr. Reisinger and Ms. Martinez-Johnson.

**DRC UPDATE** – There was no meeting in November. In the next newsletter there will be an article on new permit rules.

**METRO BOARD LIAISON UPDATE** – See Singletree Capital Projects.

**NEW BUSINESS** – Mr. Rosenberg announced his resignation from the SPOA Board of Directors. The Board thanked him for all his work as Treasurer. The Board discussed finding a replacement for the balance of Mr. Rosenbergs' term.

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

**RESOLVED** to adjourn the Regular Meeting of the Singletree Property Owners Association this the 13<sup>th</sup> day of December, 2012.