

**SINGLETREE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
January 20, 2011**

A Regular Meeting of the Singletree Property Owners Association was held on Thursday, January 20, 2011, at 6:00 p.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Diane Levin, Mike Larson, Doug Gray, Mike Reisinger, Pat Horvath, Susie Weber, Ralph Merritt and Eric Johnson. The Community Manager, Kim Ahmad, and BCMD President, Mike Budd, were also in attendance.

**MEETING MINUTES** – The Board reviewed the December 16, 2010 meeting minutes. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the December 16, 2010 meeting minutes as submitted.

**PUBLIC INPUT** – There was no public input.

**DRC APPEAL** – Mr. Gregory was in attendance to discuss the interlocking cement blocks on the property at 140 Winslow Road. Mr. Gregory cited DRC Guideline, Section 2.11 and 3.12. The Board stated that they would uphold the decision of the DRC and the cement blocks will have to be removed by the end of May, 2011. By motion duly made and seconded, it was unanimously

**RESOLVED** to deny the appeal of the interlocking cement blocks at 140 Winslow Road and they must be removed by the end of May, 2011.

**EXECUTIVE SESSION** – By motion duly made and seconded it was unanimously

**RESOLVED** to enter into executive session to discuss legal issues.

The Board adjourned from the Executive Session at 7:03 p.m.

**BCMD REPORT** - Mike Budd was present the BCMD Mission Statement. Mr. Budd stressed the importance of communication with the property owners via newsletters and emails. The website is not user friendly and should be revamped. BCMD will be managing the landscaping of the roundabouts. Mr. Budd suggests forming a group between the two entities to develop a process for communication. By motion duly made seconded it was unanimously

**RESOLVED** to form a group between the two entities for the purpose of developing a process for communication.

Mr. Reisinger has volunteered to join this group.

**COMMUNITY MANAGER REPORT** – The date for the Annual Meeting will be Saturday, March 5<sup>th</sup>. The newsletter will be mailed with the annual meeting information. Ms. Ahmad suggests a four-way stop sign at Berry Creek Road. By motion duly made and seconded it was unanimously

**RESOLVED** to support a four-way stop at Berry Creek Road.

Ms. Ahmad will continue pursuing the four-way stop plans with the County Engineer.

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

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

**COMMITTEE REPORTS**

**Covenant Compliance Committee** – Mr. Townsend brought up the commercial truck issue at 0018 Stagecoach. Ms. Ahmad stated that a second letter will be mailed tomorrow.

**Singletree Capital Projects** – Mr. Horvath discussed the progress of the power lines.

**Beautification Committee** – No report at this time.

**Open Space, Trails and Environmental Committee** – No report at this time.

**Community Relations Committee** - Ms. Ahmad asked the board if they would be interested in an Art Show/Wine Tasting event for the Singletree Community. The Community Relations Committee will meet to discuss the plans and submit a proposal to the Board.

**Legal Committee** – Ms. Levin presented the written ratification of the Amended and Restated Declaration of Covenants, Conditions and Restrictions of Berry Creek Ranch Filings Nos. 1, 2, 3 and 4. There are a few clarifications and it is the hope of the Board to have it signed at the next meeting.

**EXECUTIVE SESSION** – By duly made and seconded it was unanimously

**RESOLVED** to enter into executive session to discuss legal issues.

The Board adjourned from the Executive Session at 8:35 p.m.

**BOARD LIAISON** – Ms. Levin gave a brief update of the last BCMD meeting.

**AJOURNMENT** – 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 20<sup>th</sup> day of January 20, 2011.