

**SINGLETREE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
March 17, 2011**

A Regular Meeting of the Singletree Property Owners Association was held on Thursday, March 17, 2011, at 5:00 p.m. at the Singletree Community Center, Edwards, Colorado.

The members present were: Ralph Merritt, Bob Drab, Mike Larson, Barry Townsend, Pat Horvath, Eric Johnson, Mike Reisinger, Marty Sophir and Peter Rosenberg.  
The Community Manager, Kim Ahmad, was also in attendance.

**MEETING MINUTES** – By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the February 17, 2011 meeting minutes as submitted.

**ELECTION OF OFFICERS** – A motion was made to elect Mr. Merritt for President, Mr. Reisinger for Vice President, Mr. Horvath for Treasurer and Mr. Johnson for Secretary on the SPOA Board of Directors. By motion duly made and seconded, it was unanimously

**RESOLVED** to elect Mr. Merritt as President, Mr. Reisinger as Vice President, Mr. Horvath as Treasurer and Mr. Johnson as Secretary.

Committee appointments will be determined at a future meeting.

**TREASURER'S REPORT** – Mr. Horvath explained the financial report, budget and payables to the new Board members. By motion duly made and seconded, it was unanimously

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

Bank cards were passed along to Mr. Rosenberg and Mr. Drab for their information and signatures. The bank already has the necessary information for Mr. Sophir.

**COMMUNITY MANAGERS REPORT** – A motion was made to charge an administration fee of \$100.00, postage, attorney, mailing fee and in severe, repeated violation a possible fine.

**RESOLVED** to charge an administration fee of \$100.00, postage, attorney, mailing fee and fine and then the matter will be referred to Mr. Porterfield and then the legal committee.

Mr. Merritt would like to confer with Mr. Porterfield for clarification regarding the fining process.

Ms. Ahmad discussed plans for the clean-up day. A possible shuttle service from Singletree to Arrowhead was discussed. Ms. Ahmad will contact SPOA members to gauge interest.

An information meeting for new board members will be held before the next meeting on April 21<sup>st</sup> at 3:00 p.m. A motion was made to move the Singletree Board of Directors meeting time from 6:00 p.m. to 4:00 p.m. By motion duly made and seconded, it was unanimously

**RESOLVED** to move the Singletree Board of Directors meeting time from 6:00 p.m. to 4:00 p.m.

The June meeting will be held Wednesday, June 15<sup>th</sup>.

**COMMITTEE REPORTS**

**Covenant Compliance Committee** – Ms. Ahmad will prepare an email blast to inform the membership on current issues.

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

**Beautification Committee** – Mr. Reisinger has met with Metro members and reviewed the landscape drawings.

**Open Space, Trails & Environmental Committee** – Mr. Larson announced that a letter has been sent to the Forest Service in support of the land trade moving forward with the caveat that the 478.01 acre parcel would be dedicated as open space.

**Community Relations** – Ms. Martinez-Johnson gave a brief update on the Annual Party plans.

**Legal Committee** – Mr. Merritt reported that in the past the committee has worked with Compliance Committee to establish procedures. The SPOA documents were also examined to make sure that there were not defects in them.

**Communications Committee** – Ms. Ahmad stated that her goal is to update the website and converse with SPOA and BCMD to get the latest information regarding the community sent to property owners once a month.

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

**DRC UPDATE** – Ms. Ahmad gave a brief update on the property on 140 Winslow Road. The owner had installed keystone interlocking landscaping block at the front and side of the duplex without DRC approval. At the March 17<sup>th</sup> DRC meeting, it was noted that the owner was requested to replace the concrete blocks with stone.

**BCMD LIAISON UPDATE** – Mr. Merritt presented his notes to the board regarding his attendance of the February 22, 2011 BCMD meeting. Mr. Johnson will attend the March 22, 2011 BCMD meeting.

**NEW BUSINESS** – Capital Projects - Herb Luhman and Dan Godec of the Berry Creek Metro District were present to discuss and explain the funding of the roundabout landscaping project. Mr. Godec requests that SPOA consider contributing to the Singletree (entrance area) portion of the project. A motion was made to pledge \$50,000 to BCMD for the Singletree entrance and roundabout to be used for (area 2). Funding details and accountability will be coordinated with the SPOA Beautification Committee. By motion duly made and seconded, it was unanimously

**RESOLVED** to pledge \$50,000 to BCMD for the landscaping of the Singletree entrance and roundabout (area 2). Funding details and accountability will be coordinated with the SPOA Beautification Committee.

**OLD BUSINESS** – Mr. Merritt thanked everyone for contributing to the “Children’s Tumor Foundation.” A reported \$12,000 has already been contributed in memory of Brandon Merritt.

**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 17<sup>th</sup> day of March 17, 2011.