

**SINGLETREE PROPERTY OWNERS ASSOCIATION  
MEETING MINUTES  
May 19, 2011**

A Regular Meeting of the Singletree Property Owners Association was held on Thursday, May 19, 2011, at 4:00 p.m., at the Singletree Community Center, Edwards, Colorado.

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

DRC members in attendance were: George Gregory, Karen Woody, Larry Rogers and Charlie Dolan.

**MEETING MINUTES** – The Board reviewed the April 21, 2011 meeting minutes. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the April 21, 2011 meeting minutes as submitted.

**COMMUNITY MANGER’S REPORT** - Ms. Ahmad gave a brief update on compliance issues and the community events planned for this summer. Her written report and compliance log was included in the May board packet.

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

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

Mr. Horvath questioned an invoice for legal services from Mr. Porterfield. Mr. Merritt stated he would discuss this personally with Mr. Porterfield.

**Covenant Compliance Committee** – Mr. Horvath requested that the compliance committee be more active in identifying homes that are non-compliant. Ms. Ahmad asked for assistance from board members to assist her by contacting her directly if they observe a covenant issue. Mr. Merritt suggests a broadcast e-mail message to all property owners inviting volunteers to assist with covenant issues.

**Singletree Capital Project Committee** – Mr. Reisinger presented a Powerpoint presentation of the roundabout landscape project to the Board. The presentation also included an entry sign but it should be coordinated with the proposed grading for optimum view lines. The BCMD is in charge of landscaping, etc., but a SPOA representative is to attend the Friday morning job meetings beginning in mid-June. Ms. Ahmad gave a brief update on the sidewalk connections to the Medical Center and to the Berry Creek path system.

**Beautification Committee** – The Board would like to pursue faux painting of the utility boxes. Mr. Reisinger will follow-up on this project and report to the Board.

**Open Space, Trails and Environmental Committee** – Mr. Johnson reported that the June Creek trail has been flagged. Ms. McInerney has contacted the town of Avon regarding sharing the cost of improvements on the Avon portion of the trail. A question was raised about the continued use of “paid help” for trail construction on the lower June Creek trail and it was decided to try to get volunteers once more with adequate time notification.

**Community Relations** – Ms. Ahmad gave a brief report on the Community Clean-up Day.

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**Legal Committee** – A copy of the covenant enforcement policy letter from legal council was included in the Board information. The ongoing legal issues at 20 Rawhide and 401 Winslow Road were discussed.

**Communications Relations** – The newsletter was mailed to all owners in mid-May. Mr. Reisinger reports that the survey is near completion and should be presented to property owners by the end of November, 2011.

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

**DESIGN REVIEW COMMITTEE** – Mr. Gregory introduced the DRC members and gave a brief explanation of the duties performed by this sub-committee of SPOA . Mr. Gregory reported that the amended Singletree documents were created in 1994/95 and allowed for the SPOA board and the DRC to exist. The SPOA board has asked for a liaison to attend the DRC meeting and report back to the board. Mr. Gregory explained that if an owner appeals a decision of the committee and a representative of SPOA was present at their presentation it would not be fair to the applicant.

Ms. Woody stated that she is uncomfortable with the compliance issues that end up in DRC meetings. She also noted that the DRC tries very hard to be consistent in their decisions. It was resolved that the SPOA liaison should still attend but only in a “open to public” capacity. It was also mentioned that the DRC mitigation of the 20 Rawhide deck issue will be resolved this summer.

**METRO BOARD LIAISON UPDATE** – The Board reviewed the April BCMD minutes. Mr. Sophir plans to attend the May 24<sup>th</sup> BCMD meeting. Mr. Drab noted that SPOA is CIOA compliant without owning property in the community.

**OLD BUSINESS** – Mr. Merritt will e-mail his thoughts for the “Mission Statement” to all Board members and requests input for completion. Mr. Horvath gave a brief update on the WECMRD building. It appears that coating the roof is a feasible option. Additional bids are forthcoming as well as samples for review.

SPOA board members attended the work session with BCMD members on April 21<sup>st</sup> and it was agreed that the meeting was a positive effort and it should be an annual event.

**NEW BUSINESS** – Goals for 2011 include a request for additional information regarding the 4-way stop and speed control on Winslow Road. The completion of the survey and animal control.

**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 19<sup>th</sup> day of May, 2011.