

**SINGLETREE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 16, 2010**

A Regular Meeting of the Singletree Property Owners Association was held on Thursday, September 16, 2010, at 6:00 p.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Mike Reisinger, Susie Weber, Eric Johnson, Patrick Horvath, Ralph Merritt, Mike Larson, Doug Gray, Barry Townsend and Diane Levin.
The Community Manager, Kim Ahmad and BCMD board member, Heather McInerney were also in attendance.

MEETING MINUTES – The Board reviewed the July 15, 2010 meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the July 13, 2010 meeting minutes as submitted.

The Board reviewed the August 19, 2010 meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the August 19, 2010 meeting minutes as submitted.

PUBLIC INPUT – Ms. McInerney, BCMD, was present to discuss the fall planting plans. She reported that Scott Sones will submit a bid for the west entrance. Ms. McInerney suggests using SPOA's contribution of \$25,000 for the west entrance and also for fall plantings at the four corners of Winslow Road and submitted a bid from Garden Creations. Mr. Merritt suggests improving mulch on Winslow by next spring. Ms. McInerney was asked to seek a cost estimate from Mr. Sones for the design of the west entrance.

By motion duly made and seconded, it was unanimously

RESOLVED to allow BCMD to reallocate the balance of the fund for beautification project to design the west entrance and fall plantings subject to design costs and to authorize BCMD to spend the remainder of the balance as determined by beautification committee.

John McCaulley, Special District Association member, was present to discuss the 2010 Ballot Initiatives Amendments 60, 61 and Proposition 101. He reported that Colorado Counties, Inc., Colorado Municipal League, Special District Association of Colorado and the Colorado Association of School Boards are working together to oppose Amendment 60 and 61 and Proposition 101. He explained that Amendment 60 contains property tax limitations while Amendment 61 contains debt limitations. Proposition 101 would cause a loss of \$900 million in tax reductions that effect cities, school districts and special districts. He urges the association to educate their property owners and to support the opposition of Amendments 60 and 61 and Proposition 101.

COMMUNITY MANAGERS REPORT – Ms. Ahmad reported that the owners on Latigo have been experiencing several serious problems as a result of the round-about project. A meeting will be held with the county and CDOT to address these issues.

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

RESOLVED to approve the financial statement and payables as submitted.

Mr. Gray gave a brief report on budget issues and unpaid assessments. By motion duly made and seconded, it was unanimously

RESOLVED to authorize Mr. Gray to contact those property owners who are \$300.00 or more in arrears and try to work with them in a reasonable way to collect assessments. If that effort fails, a lien will be filed on any property that is more than two years in arrears.

COMMITTEE REPORTS

Covenant Enforcement Committee - Mr. Townsend gave a brief update on the past months covenant enforcement activities. Property Owners at 200 Bronco, who were unable to attend the meeting scheduled for tonight, requested that Ms. Ahmad read a letter that they had prepared.

On behalf of SPOA, Ms. Ahmad will respond to the letter stating that the covenant enforcement committee will review the matter.

Singletree Capital Projects Committee – Mr. Reisinger reported that he, Mr. Horvath and Mr. Luhman are working on the power line project. They meet every Friday at 2:00 p.m. Mr. Reisinger has met with Holy Cross Electric. Bid specs will be published on September 23rd and construction will start in mid-October. Currently utilities are being located, and approximately 4 property owners will be contacted to sign off on easements.

Beautification Committee – Discussed in Public Input.

Open Space, Trails and Environmental Committee – Mr. Larson and Heather McInerney met with Lee Rimel, The Forrest Service and the Town of Avon regarding the proposed lower June Creek trail. He will be following up with the different entities and will report back to the Board. Mr. Larson reports that the Knob Hill trail has been well received and is very popular with hikers.

Community Relations – Ms. Weber gave a brief report on the annual party and was pleased to report that the party came in on budget. Approximately 400 owners were in attendance and feedback was very positive.

Legal Committee – SPOA will be going back to court for the 3rd time on September 17th for the 40 Rawhide case. By motion duly made and seconded, it was unanimously

RESOLVED to authorize the legal committee to move forward as they see reasonable.

Mr. Porterfield is concerned with the past months commercial vehicle issue. Following further discussion and By motion duly made and seconded, it was unanimously

RESOLVED to send a certified letter to the property owner stating that they have 14 days from the receipt of the letter to request a hearing by the SPOA Board of Directors. Any fines could be imposed after this hearing.

Following discussion on the previously imposed fine and By motion duly made and seconded, it was unanimously

RESOLVED to withdraw the \$1000.00 fine that was originally imposed. Create and send a new certified letter to the property owner stating that they have 14 days to appear for a hearing. Approved

DRC UPDATE – The latest approved DRC minutes were included in the board packets.

METRO BOARD LIAISON UPDATE – Ms. Levin and Mr. Townsend attended that last Metro meeting and gave a brief report. Mr. Horvath will attend the next BCMD meeting.

OLD BUSINESS

NEW BUSINESS

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 16th day of September, 2010.