

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

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

The members present were: Eric Johnson, Doug Gray, Diane Levin, Pat Horvath and Mike Reisinger.

MEETING MINUTES – The Board reviewed the November 18, 2010 meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the November 18, 2010 meeting minutes as submitted.

PUBLIC INPUT – Donna Griffin was in attendance to discuss issues that she is having with her neighbors that own the other side of the duplex. She stated that they are not taking care of plowing their side of the driveway and the lawn is not maintained in the summer months. Ms. Levin stated that because the driveway is a common area, Ms. Griffin should review her party wall agreement. As far as the un-kept lawn, that is a compliance issue and SPOA can address this issue.

DRC Appeal – Rusty Buick was in attendance to appeal the decision of the DRC's denial of the installed keystone interlocking landscaping blocks. Mr. Buick showed several pictures to the Board of other homes that have used concrete materials. Mr. Gray suggests discussion with the DRC to clarify the issue. Mr. Buick will be invited to the next meeting to further discuss the appeal.

COMMUNITY MANAGER REPORT – Ms. Ahmad stated that there is a maintenance issue with a property at 185 Charolais. Procedures will be followed. Ms. Ahmad also reports that the water fall at Charolais pond is not functioning due to a broken pump.

TREASURER'S REPORT – Mr. Gray presented the payables and financial statements to the Board of their review. By motion duly made and seconded, it was unanimously

RESOLVED to approve the financial statements and payables as submitted.

Mr. Gray presented the proposed 2011 budget to the Board for their review. A motion was made to approve the recommended budget as submitted. By motion duly made and seconded, it was unanimously

RESOLVED to approve the recommended budget as submitted.

A motion was made to spend up to \$500 on projector and the treasurer has recommended that it be purchased this year. By motion duly made and seconded, it was unanimously

RESOLVED to approve the purchase (not to exceed \$500.00) of a projector.

COMMITTEE REPORTS

Covenant Enforcement Committee - Mr. Horvath gave a brief report regarding trash cans and commercial vehicles. Ms. Ahmad suggests that the Committee meet in the near future to discuss the upcoming year and issues that may arise.

Singletree Capital Projects – Ms. Ahmad gave a brief report on the power line project stating that the project is moving forward.

Beautification Committee Report - Mr. Reisinger gave a brief report on the entrance sign design the landscape of the round-about.

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

Community Relations – No report at this time.

Legal Committee – Ratification of early documents has been postponed until the January meeting.

BCMD LIAISON – Mr. Reisinger attended the last metro meeting and gave a brief report which included future plans for sidewalks and the 2011 budget. The next meeting will be held on December 28th. Ms. Levin will attend the December 28th meeting.

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 Board of Directors this the 16th day of December, 2010.