

**SINGLETREE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTOR'S
MEETING MINUTES
January 15, 2009**

A Regular Meeting of the Singletree Property Owners Association was held on Thursday, January 15, 2009, at 6:00 p.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Mike Budd, Dennis Stephens, Diane Levin, Susie Weber and Misha Moritz. George Gregory was also in attendance.

DECEMBER MEETING MINUTES – The Board reviewed the December 18, 2008 meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the December 18, 2008 meeting minutes as submitted.

PUBLIC INPUT – There was no public input.

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

RESOLVED to approve the December financials and payables as submitted.

COMMITTEE REPORTS

Covenant Enforcement Committee – Ms. Jacobs stated that she would write a Covenant Enforcement Protocol document for the Board's review.

Singletree Capital Projects – Mr. Budd reported that The Winslow project has been surveyed and there is some shifting or movement, it will continue to be monitored by a third party engineering firm.

Beautification Committee Reports – Mr. Stephens reported that the Committee will meet on January 21st to select the design firm for the overall program. Designs and fees will be submitted by the design firms.

**Open Space, Trails and Environmental Committee –
Community Relations –**

DRC UPDATE

Amsden Appeal – Greg Amsden was present to appeal the decision of the DRC to not refund the landscape compliance deposits for The Bluffs at Las Vistas project until the final inspection in April. Mr. Gregory stated that the Committee had made the decision to ensure that the landscaping materials would survive one growing season. A motion was made to enter into executive session. By motion duly made and seconded, it was unanimously

RESOLVED to enter into executive session.

After discussion and review a motion was made to deny Mr. Amsden's request to refund the landscape compliance deposit until the final inspection in April. The decision was made based upon no formal document of compliance with items requested by the DRC for the developer to complete prior to refund of deposits. A formal request for review to the DRC for the landscaping should be made by the developer in the spring at which time a decision on refund will be made. By motion duly made and seconded, it was

RESOLVED to deny the refund of the deposit until final inspection in April.

NOTE: 1 against/4 in favor

METRO BOARD LIAISON UPDATE –

CCIOWA – A motion was made to accept and adopt the following documents which will make Singletree Property Owners Association CCIOWA compliant; SPOA Policy & Procedure Adoption and Amendment of Policies, Procedures and Rules, Collection Policy and Procedure, Board Policy and Procedure Regarding Conflicts and Interest, Policy and Procedure Investment of Reserved Funds, Policy and Procedure Conduct of Meetings. By motion duly made and seconded, it was unanimously

RESOLVED to accept and adopt the following documents which will make Singletree Property Owners Association CCIOWA compliant; SPOA Policy & Procedure Adoption and Amendment of Policies, Procedures and Rules, Collection Policy and Procedure, Board Policy and Procedure Regarding Conflicts and Interest, Policy and Procedure Investment of Reserved Funds, Policy and Procedure Conduct of Meetings.

ADJOURNMENT – The meeting was adjourned at 8:00 p.m.

Respectively submitted,



Terri Martinez-Johnson
Secretary for the Meeting