

**SINGLETREE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
June 17, 2009**

A Regular Meeting was held on Wednesday, June 17, 2009, at 6:00 p.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Mike Budd, Dennis Stephens, Susie Weber, Barry Townsend, Doug Gray. The Community Manager, Eileen Jacobs, was also in attendance.

MEETING MINUTES – The Board reviewed the May 21, 2009 meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the May 21, 2009 meeting minutes as submitted.

TREASURER’S REPORT – Mr. Stephens gave a brief report of the financials and payables to the Board for their review. Ms. Martinez-Johnson will contact by email/phone, the property owners who have not responded. The Board reviewed the financial statements and payables. By motion duly made and seconded, it was unanimously

RESOLVED to approve the financial statements and payables as submitted.

COMMITTEE REPORTS

Covenant Enforcement Committee – Ms. Weber reported that the Morgan case was settled in SPOA’s favor.

Singletree Capital Projects – The completion date for the Winslow underpass is June 19, 2009.

Beautification Committee Report – Mr. Stephens reports that the project is making progress.

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

Community Relations – No report at this time.

Legal Committee – Ms. Levin suggests that \$10,000 be budgeted for legal fees.

DRC UPDATE – No Report at this time.

METRO BOARD LIAISON -

APPEAL – Barbara Benda and the adjoining property owners, Mr. and Mrs. Jacobs, were present to discuss the unapproved roofing issue. Ms. Benda explained that to replace the roof it would create a financial hardship and that they would be forced to foreclose on their property. The Jacobs stated that they would not have approved of that portion of the roof as it is an eyesore, and that they will suffer financial loss because of the lack of curb appeal. Mr. Jacobs also stated that the snow load from the Bendas’ metal portion of the roof was a potential dangerous situation. To resolve the issue, the Jacobs suggest that SPOA pay for the re-roofing and settle with the Benda’s. Ms. Benda suggests that they put their home up for sale with the sale being contingent on the roof being replaced by the new owners. A letter from SPOA will be sent to the owners stating that the metal portion of the roof must be replaced by July 31, 2009.

A motion was made to send a letter to the Benda’s stating that the metal portion of the roof is to be replaced by July 31, 2009. By motion duly made and seconded, it was unanimously

RESOLVED to send a letter to the Benda’s stating that the metal portion of the roof is to be replaced by July 31, 2009.

LAS VISTAS ISSUE - Steve McDonald, property manager for Las Vistas, was present to discuss the various issues that have not been resolved by the developer. A motion was made to contact the compliant title company and advise that the deposit fee will be released upon the transfer of the deeds as long as Mr. Amsden completes his obligation to the DRC. By motion duly made and seconded, it was unanimously

RESOLVED to contact the compliant title company and advise that the deposit fee will be released upon the transfer of the deeds as long as Mr. Amsden completes his obligation to the DRC.

A motion was made to take no action on the other issues presented. By motion duly made and seconded, it was unanimously

RESOLVED to take no action on the other issues presented.

OLD BUSINESSS –

NEW BUSINESS –

ADJOURNMENT – There being no further business to come before the Board, the meeting was adjourned at 8:30 p.m.