

SINGLETREE PROPERTY OWNERS ASSOCIATION
MEETING MINUTES
July 16, 2009

A Regular Meeting of the Singletree Property Owners Association was held on Thursday, July 16, 2009, at 6:00 p.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Mike Budd, Doug Gray, Dennis Stephens, Barry Townsend, Walt Cunningham, Diane Levin and Mike Larson. The Community Manager, Eileen Jacobs, and the DRC Chairman, George Gregory, were also in attendance.

MEETING MINUTES – The Board reviewed the June 17, 2009 meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the June 17, 2009 meeting minutes as submitted.

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

RESOLVED to approve the financials and payables as submitted.

A motion was made to request that members review the month to month line items and if there is a variance to notify Cheri Curtis to readjust the forecast for the next month’s financials.

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All property owners who are delinquent in their assessments will be sent a certified letter from SPOA that will include a statement with a cover letter that will be drafted by Ms. Jacobs. If a property owner fails to pay the interest portion on a late assessment, Ms. Martinez-Johnson is to contact Mr. Stephens or Mr. Gray to make a decision to waive the fee.

A motion was made to approve a donation of \$500.00 to the Sonnenalp Cancer Foundation for the Shaw Center. By motion duly made and seconded, it was unanimously

RESOLVED to approve a donation of \$500.00 to the Sonnenalp Cancer Foundation for the Shaw Center.

APPEAL – Valerie and Noel Harris requested a review of the proposed door to the Board for their review. Mr. Harris stated that Mr. Perkins did not submit the door with the rest of the changes at an earlier meeting and the door had been ordered in the interim. Mr. Gregory stated that the home as originally proposed and approved has gone from a well conceived project to a value engineered home. A motion was made to deny the appeal based upon the hearing this evening but if the owners can work out some kind of resolution with the DRC the SPOA Board would be in support of the resolution.

COMMITTEE REPORTS:

Covenant Enforcement Report –

Singletree Capital Projects – Mr. Budd gave a brief report on the underpass landscaping. The area has been hydro seeded. The contract guarantees the survival but will re-hydro seed in the winter if needed. There are about 9 or 10 issues to be finished before the project is signed off.

Beautification Committee Report – Mr. Stephens reported that the Committee is in the permit process at this time.

Open Space, Trails and Environmental Report – Mr. Larson reports that the wildlife fence is coming along. CDOT has moved the fence farther away lower down the hill to protect visibility from the home sites.

Mr. Larson reports that construction is continuing on the Knob Hill trail. Trail clean up day is July 17th.

Community Relations – Mr. Cunningham stated that the invitations will be sent the last week of the month and there are no issues at this time.

Legal Committee – No report at this time.

DRC UPDATE –

METRO BOARD METRO REPORT – No report at this time.

OLD BUSINESS –

NEW BUSINESS – Mr. Budd presented the email from the Edwards Citizens for Noise Abatement requesting from \$500 - \$1000 to fund the berming of the community. A motion was made to deny the request of the Edwards Noise Abatement Committee. By motion duly made and seconded, it was unanimously

RESOLVED to deny the request of the Edwards Noise Abatement Committee. By motion duly made and seconded, it was unanimously

ADJOURNMENT – There being no further business to come before the Board, the meeting was adjourned at 8:20 p.m.