

**SINGLETREE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
August 20, 2009**

A Regular Meeting of the Singletree Property Owners Association was held on Thursday, August 20, 2009, at 6:00 p.m., at the Singletree Community Center, Edwards, Colorado.

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

MEETING MINUTES – The Board reviewed the July 16, 2009 meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the July 16, 2009 meeting minutes as submitted.

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

RESOLVED to approve the financial and payables as submitted.

COMMITTEE REPORTS

Covenant Enforcement Report – Ms. Weber reports that tagging cars has been effective. Mr. Budd stated that Mr. Porterfield is very uncomfortable with the definition of the commercial vehicle as stated in the rules and regulations. Mr. Budd asks that the Committee revise the definition and if Mr. Porterfield deems it defensible, he will be directed to sign off on it.

Singletree Capital Projects – Mr. Budd stated that they were close to signing off on the Winslow project. New projects need to be identified for the future.

Beautification Committee Report – Mr. Stephens reported that the permits have been granted and there is a preconstruction meeting on Monday, August 24th.

Open Space, Trails and Environmental Committee – Mark Varnell – 235 Longhorn was present to discuss the wildlife fencing issue. He stated that the 8 foot fence will block their view. CDOT could not build the fence on the slope because of erosion issues and it would be located to close to the roadway. Mr. Varnell presented photos of current wildlife fencing located on slopes and close to roadways. The proposed low visible fence is no longer an option. The current fence is 10 ft. closer to the homes and exists above some of the homes by 3 ft. Mr. Larson reports that there was a series of meetings re; wildlife fencing during the past few weeks. The entire community will be notified that the proposed low visible fence is no longer an option. The Committee will examine a long term landscape plan to mitigate the impact of the fence in the areas that are affected. A motion was made to draft a letter that will be sent to all property owners informing them that the low visibility fence that was originally proposed is no longer an option and will not be installed.

RESOLVED to draft a letter to be sent to all homeowners informing them that the low visibility fence that was originally proposed is no longer an option and will not be installed.

Ms. Levin and Ms. Jacobs will draft a letter to be sent to property owners regarding the fencing issue.

**SPOA Minutes
Board of Directors Meeting
8/20/09
Page 2 of 2**

Legal Committee – Ms. Levin gave a report on the Morgan case, who have been court ordered to comply with the courts decision. If the issues are not resolved by October 2nd, SPOA can file a motion for contempt. The attorney has sent two letters to the Morgan's.

Benda – SPOA will proceed to litigation.

Community Relations – Mr. Cunningham gave a brief report on the party status and asked for volunteers from the board to help with clean up and sign in.

BCMD LIAISON - Mike Larson to attend the meeting on Tuesday.

NEW BUSINESS – Mr. Budd reminded the Board to think about their budgets and proposals for the next year.

There were a few complaints from property owners who had not received the newsletter. Mr. Budd reported that Misha Moritz is planning on resigning from the board due to his commitments and asks for suggestions for an appointee.

ADJOURNMENT – There being no further business to come before the Board, the meeting was adjourned at 8.30 p.m.