

**SINGLETREE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES
October 15, 2009**

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

The members present were: Mike Budd, Susie Weber, Pat Horvath and Diane Levin. Walt Cunningham and Mike Larson who were not in attendance, submitted proxy's to Mr. Budd to act on their behalf for any voting issues.

The Community Manager, Eileen Jacobs, was also in attendance.

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

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

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

RESOLVED to approve the financials and payables as presented.

COVENANT ENFORCEMENT - Mr. Budd had requested (9/17/09 meeting) that a spreadsheet to allow for easy review of the status of violations be created and submitted at the next meeting.

Ms. Weber presented covenant enforcement committee updates which are attached to these minutes. The members discussed forfeiture status of design review funds and deferred discussion until the next DRC meeting with Mr. Gregory in attendance.

Mr. Budd commended Ms. Martinez-Johnson for her continuing work with regard to delinquent assessments.

It was the decision of the board to defer legal fund decisions until the end of the year.

The board plans to adopt the 2010 budget at the November meeting.

Mr. Budd requests that a Compensation Committee be formed as soon as possible.

Covenant Enforcement Committee – The board discussed an issue that has occurred regarding an unapproved statue. Ms. Jacobs stated that she would follow up with Mr. Perkins in regard to this issue.

Capital Projects – Mr. Budd stated that half the retainage for the Winslow Underpass project is being held until the County and CDOT sign off on the project. BCMD may still require that a minor amount of money be held until the spring growing season.

Beautification Committee – It was reported that late planting and effects of the snow load in the new beds are huge concerns.

Open Space, Trails and Environmental Committee – There have been some complaints from property owners regarding the wildlife fence in the subdivision.

Community Relations – The BCMD had questions regarding each entity's contribution to the annual party. Ms. Martinez-Johnson will submit a complete accounting of SPOA's contribution to Mr. Budd for his review.

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Legal Committee – Ms. Levin stated that she is in the process of getting an update from Mr. Porterfield regarding the filing of the motion of contempt on Filing 2, Block 1, Lot 24. Ms. Levin also requests that the DRC sign off on the new roof at Filing3, Block 2, Lot 17N.

COMMUNITY MANAGER UPDATE – Ms. Jacobs submitted an October manager’s report that is attached to these minutes.

METRO LIAISON REPORT – Ms. Levin who attended the last BCMD meeting and gave a brief report. Ms. Jacobs will contact Board members to inquire who will be available to attend the next BCMD 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 Board of Directors meeting at 8:00 p.m., this the 15th day of October, 2009.