

**SINGLETREE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES
November 19, 2009**

A Regular Meeting of the Singletree Property Owners Association was held on Thursday, November 19, 2009, at 6:00 p.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Mike Budd, Susie Weber, Diane Levin, Walt Cunningham, Patrick Horvath and Doug Gray.

The Community Manager, Eileen Jacobs and the DRC Chairman, George Gregory was also in attendance.

MEETING MINUTES – The Board reviewed the October 15, 2009 meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the October 15, 2009 meeting minutes as submitted.

TREASURER’S REPORT – Mr. Gray 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.

Mr. Gray gave a brief report on the proposed 2010 budget. He suggests increasing dues to \$150.00 to support the beautification project and protect the association’s reserves. Mr. Gray suggested that if more than \$500.00 is needed for a SPOA related expenses; permission from the Board should be required. By motion duly made and seconded, it was unanimously

RESOLVED that if more than \$500.00 is needed for a SPOA related expenses; a purchase order required approval from the Board is required.

LANDSCAPE ISSUE - Mary Ann Koson was present to request that the \$2500.00 landscape deposit from owner of the property at 20 Rawhide be used to landscape the property. She also suggested future deposit amount be increased to prevent future issues such as this. Ms. Levin informed Ms. Koson that the association has no authority to landscape a property. Mr. Gregory explained that over time the deposit has been increased to \$2500.00. He also stated that most of Singletree is built-out and a further increase of the deposit is a non-issue. It was discussed if the deposit should be held until the spring with the intent that SPOA can work with owner to improve the existing landscape. By motion duly made and seconded, it was unanimously

RESOLVED to hold the landscape deposit until the spring.

Ms. Jacobs was directed to send a letter to the owner to Ms. Koson, regarding this issue.

MILLER RANCH FIELD HOUSE - The Board reviewed the memo submitted by Mr. Gregory regarding the Field House in Miller Ranch. Mr. Budd inquired if the Board would be interested in sending a petition to the County Commissioners outlining the roofing material and construction issues associated with the building. By motion duly made and seconded, it was unanimously

RESOLVED to support the petition with Ms. Levin and Ms. Weber representing SPOA through this process.

ANNUAL MEETING DATE – It was agreed that the annual meeting will be held on Saturday, March 6, 2010 at 4:00 p.m., allowing for more out-of-town owners to be present.

COMMITTEE REPORTS

Covenant Enforcement Committee – Ms. Weber gave a brief report regarding covenant issues that are ongoing or have been resolved in the last month.

Singletree Capital Projects – Mr. Budd reports that the final retainage for the underpass project will be released upon receipt of all the documentation for the warranties are in place.

Beautification Committee Report – No report at this time.

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

Community Relations – The annual Board Christmas party has been cancelled for this year due to economic concerns.

Legal Committee – Ms. Levin reported that the hearing for Filing 2, Block 1, Lot 24, will be held in January, 2010.

COMMUNITY MANAGER REPORT – Ms. Jacobs gave a brief report of the past months activities. Mr. Budd requested that Ms. Jacobs record a summary recap of any meetings she attends such as the Eagle County Code Enforcement Coalition meeting. The Board has determined any use of credit card for dues payment must incorporate a convenience fee. Questions were raised relative to starting the speed sign implementation during the snow season.

DRC UPDATE – Mr. Gregory explained the DRC staff approval process. He explained that no fees are charged by the DRC for minor alterations such as exterior color changes, roofing material, windows, landscaping, fences, decks and hot tubs.

METRO BOARD LIAISON UPDATE – No report at this time.

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 Association at 8:00 p.m.

EXECUTIVE SESSION – The Executive Session of the Board was convened at 8:00 p.m and adjourned at 8.45 p.m.