

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

A Regular Meeting of the Singletree Property Owners Association was held on Thursday, December 17, 2009, at 6:00 p.m., at the Singletree Community Center, Edwards, Colorado.

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

MEETING MINUTES – The Board reviewed the November 19, 2009 meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the November 19, 2009 meeting minutes as revised.

HIDDEN GEMS - Hannah Irwin, a representative from the WhiteRiverWild organization, gave a brief report on the Hidden Gems wilderness campaign. The WhiteRiverWild organization also requested permission to host a larger community information session at the Singletree Community Center. After discussion, the Board directed Ms. Jacobs to contact Susie Kincade and let her know that the Board cannot provide an endorsement of the Hidden Gems initiative but is welcome to reserve the Community Center at the reduced non-profit rate.

COMMUNITY MANAGER REPORT – Eileen Jacobs gave a brief report on the past months activities. Ms. Jacobs asked if the Board would be interested in putting together a community directory for Singletree. After discussion, it was decided that due to privacy issues, time and money constraints, a directory will not be published.

TREASURER'S REPORT – Mr. Gray presented the 2010 budget to the Board for their review. Mr. Gray stated that he had met with Cheri Curtis from Robertson and Marchetti's office and that there were few changes from last months proposed budget. By motion duly made and seconded, it was unanimously

RESOLVED to approve the 2010 budget as proposed.

Mr. Stephens 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. Stephens discussed moving the CDAR to a CD which will provide an increase in the interest rate. By motion duly made and seconded, it was unanimously

RESOLVED to move the CDAR to a CD.

COMMITTEE REPORTS

Covenant Enforcement Committee – The Board discussed developing better communication by having all correspondence as it refers to Singletree placed in the Board packets on a monthly basis. By motion duly made and seconded, it was unanimously

RESOLVED to include all correspondence as it refers to Singletree into the monthly Board packets.

Singletree Capital Projects – Mr. Budd reported that the Winslow Underpass project came in under budget.

Beautification Committee Report – Mr. Budd gave a brief report on the progress of the Committee.

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

Community Relations – No report at this time.

Legal Committee – No report at this time.

OLD BUSINESS

Recap of Petition Effort – Ms. Jacobs reported that there were 150 signatures on the petition regarding the process and roof issues of the Miller Ranch Fieldhouse. Ms. Jacobs was directed to send a broadcast email to property owners to solicit more signatures before the petition is sent to the County Commissioners.

NEW BUSINESS

Election Process for Board Members – Mr. Budd directed Ms. Jacobs to send an email to property owners requesting a resume from anyone who is planning on running for a position on the Board.

Preparation for Annual Meeting Presentation – Mr. Budd suggested several topics to be included in the annual meeting presentation. Information regarding covenant enforcement as far as activity, protocol and process and recent legal issues should also be included.

ADJOURNMENT – There being no further business to come before the Board, by motion duly made and seconded, it was

RESOLVED to adjourn the Regular Meeting of the Singletree Property Owners Association.