

**SINGLETREE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
July 17, 2008**

A Regular Meeting of the Singletree Property Owners Association was held on Thursday, July 17, 2008, at 6:00 p.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Mike Budd, Susie Weber, Herb Luhman, Dennis Stephens, Chuck Powers and Walt Cunningham.

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

**JUNE MEETING MINUTES** – The Board reviewed the June 26, 2008 meeting minutes. By motion duly made and seconded, it was unanimously

**RESOLVED:** To approve the June 26, 2008 minutes as submitted.

**PUBLIC INPUT** – There were no property owners present.

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

**RESOLVED:** To approve the financial statements and payables as submitted.

Mr. Powers, Cheri Curtis and Mr. Stephens will work together to develop a six month budget to facilitate the transition to a calendar fiscal year.

A motion was made to bill the property owners for one and a half year's dues to include the remainder of 2008 and all of 2009. After discussion, Mr. Luhman amended the motion to state that SPOA bill one half year's dues for the second half of 2008 and then again in January of 2009 for the '09 budget. A footnote to the 2008 billing will inform homeowners that this is a half year billing and that they will receive a bill for 2009 in early January for the full 2009 calendar year. By motion duly made and seconded, it was unanimously

**RESOLVED:** To amend the motion to state that SPOA would bill for the 2009 budget. A footnote to the 2008 billing will inform homeowners that this is a half year billing and that they will receive a bill for 2009 in early January for the full 2009 calendar year.

**COMMITTEE REPORTS**

**Covenant Enforcement Committee** – Ms. Jacobs distributed a Covenant Enforcement Log which notes all activity in this area including action taken and any resolution.

Ms. Jacobs will follow up on the occupancy of the duplex at 471 June Creek Road.

Ms. Jacobs reported that she has been in touch with Onie Bolduc regarding Mission Ridge's non-compliance and the need to contact the DRC to submit a landscape plan. It was suggested that Ms. Jacobs contact Ken Berg, a Mission Ridge homeowner who is consulting on the landscape plan for Mission Ridge.

Mr. Cunningham will contact Mr. Meichtry regarding the berm in front of his home.

It was noted that the lawn at 44 Corral is not being maintained. The owner is in Ft. Lauderdale.

Ms. Jacobs will check with the DRC to see if the house on Winslow, across the street from Tack, has approval for the construction taking place.

**LEGAL ISSUES** – Wendell Porterfield, legal council for SPOA, reported that the Amended and Restated Declaration, which was actually created to consolidate each of the Berry Creek filing’s Declarations into one governing document, was recorded, but never signed. Each Declaration for each filing was separately written and separately recorded.

In regard to SPOA’s eligibility to come under CCIOA, Mr. Porterfield stated that the main reason SPOA doesn’t fall under CCIOA is because SPOA does not own anything, such as real estate, in common. He noted the pros and cons to being subject to CCIOA. Over the years, it has been concluded that SPOA is not subject to CCIOA because nothing has been identified as common interest under CCIOA. The alternative to being under CCIOA is to amend the Declaration to allow SPOA to collect attorney’s fees and to have the authority to fine. Ms. Jacobs is instructed to draft a procedure for fining. It was noted that Eagle-Vail Property Owners Association has this on their website and it could be used as a starting point. Upon motion duly made and seconded, it was unanimously

**RESOLVED:** To instruct Ms. Jacobs to work with Mr. Porterfield to draft an Amendment to the Declaration to permit the Association to collect attorney fees and impose fines to aid in the enforcement of the Declaration.

A motion was made to ratify the Amended and Restated Declaration. Discussion ensued and the Board asked for Mr. Porterfield’s opinion. Mr. Porterfield suggests that the Board consider a Resolution formally ratifying the Amended and Restated Declaration. By motion duly made and seconded, it was unanimously

**RESOLVED:** To consider a Resolution formally ratifying the Amended and Restated Declaration.

A motion for a Resolution to approve the Bylaws so that they conform with the Articles of Incorporation was made which allows the Board of Directors to Amend the bylaws. By motion duly made a seconded, it was unanimously

**RESOLVED:** To approve the Resolution to approve the Bylaws so that they conform with the Articles of Incorporation.

A motion was made to allow for the term of any Director elected at the August, 2008 meeting as well as those other Directors currently sitting on the Board as of that date, to be extended for six months to facilitate the transition to a calendar fiscal year. By motion duly made and seconded, it was unanimously

**RESOLVED:** To allow for the term of any Director elected at the August, 2008 meeting as well as those other Directors currently sitting on the Board as of that date, to be extended for six months to facilitate the transition to a calendar fiscal year.

Mr. Porterfield’s office will provide examples of policies and procedures that SPOA may use to create a Policies and Procedures that would conform for SPOA.

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Mr. Stephens suggested that the Board consider re-establishing a retainer for an attorney. After discussion the Board concluded that there was not a significant savings to be realized under a retainer agreement.

Mr. Stephens requested that the names of those attending the Annual Meeting be checked against the list of delinquent dues. Ms. Jacobs indicated that we will do this.

**Singletree Capital Projects and Beautification Committee Report** – The Committee is scheduled to receive bids on August 4<sup>th</sup>. Pre-bid meetings with contractors will request that they will be expected to start immediately. The project should start the 3<sup>rd</sup> week of August. If this happens Winslow will have to be shut down. The roundabout project will be bid August 2009.

The Committee made a site visit to Cordillera Valley Club to see how they have beautified their community with an eye toward next year. The rest of this year will be reserved for maintenance. Mr. Budd will coordinate a meeting between the Beautification Committee and the landscape design people for the Winslow project. Mr. Budd noted that this phase of the construction project is already out for bids so there can be no changes to the plan.

**Open Space, Trails and Environmental Committee** – Mr. Powers reported that he has not received from the Forest Service the agreements that are required under the Cost Share Agreement.

**Community Relations** – Ms. Martinez-Johnson is handling the party planning; invitations are in the process of being printed. Mr. Cunningham will coordinate with Mr. Cogswell on the liquor purchase. A reception committee will need to be organized.

Mr. Stephens inquired about potential Board members to fill the three vacancies that will be created next month and when terms expire. Mr. Powers reported that Doug Gray, who has 30 years experience as a CPA, has said he would consider running. Mr. Budd is hoping that Michael Slevin will run. Ms. Weber has spoken to Diane Levin, who has a Masters Degree in Library Sciences and is also an attorney and she is interested in standing for election.

**DRC UPDATE** – No report at this time.

**METRO BOARD LIAISON UPDATE** – No report at this time. Mr. Powers indicated that he would attend the Metro meeting and report on the actions of this committee and coordinate some of the matters that would come up at the annual meeting including the survey information.

**OLD BUSINESS – Arrowhead Parking Lot** – Arrowhead and Vail Resorts have reached a deal that works for those two entities, but not the wider community. Mr. Powers noted that if SPOA wants to save the parking for Singletree residents it is going to take some work. SPOA would have to hire a consultant to help put together an argument. He suggested that \$8000 to \$10,000 should be adequate and would be a shared expense with Metro. Mr. Powers suggested the Edwards coalition could be asked to join the effort.

The consensus of the Board was that they would like to pursue this issue along with the BCMD and will commit some funds to do it. The Board supported Mr. Powers' spearheading the effort.

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**Annual Meeting** – The annual meeting Notice for August 13<sup>th</sup> has been mailed. Mr. Powers said the format will be similar to last year and that each director will be invited to speak on whatever area they have been working on. Mr. Powers will touch on the highlights of the survey and residents will be directed to the website for a copy; or they can call the office for a hard copy.

**NEW BUSINESS** – Mr. Budd formally thanked Herb Luhman and Doug Cogswell for their service on the Board. He further commended Mr. Powers for an above and beyond effort as president of SPOA.

**ADJOURNMENT** – The meeting was adjourned at 8:22 p.m.