

**SINGLETREE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTOR'S
MEETING MINUTES
August 21, 2008**

A Regular meeting of the Singletree Property Owners was held on Thursday, August 21, 2008, at 6:00 p.m., at the Singletree Community Center, Edwards, Colorado.

The members present were – Mike Budd, Susie Weber, Diane Levin, Walt Cunningham, Mike Larson and Doug Gray.

Eileen Jacobs, the Community Manager and Wendell Porterfield, legal counsel for SPOA were also in attendance.

INTRODUCTION OF NEW BOARD MEMBERS – The new board members were introduced.

Election of Officers – A motion was made to elect Mike Budd as President and Dennis Stephens as Treasurer and Doug Gray as Assistant Treasurer.

RESOLVED: To elect Mike Budd as President and Dennis Stephens as Treasurer and Doug Gray as Assistant Treasurer.

Affirmation of meeting date – A motion was made to have the meeting on the 3rd Thursday of the month at 6:00 p.m. By motion duly made and seconded, it was unanimously

RESOLVED: The meeting date will remain on the third Thursday of the month at 6:00 p.m.

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

RESOLVED: To approve the July 17, 2008 meeting minutes as submitted.

PUBLIC INPUT – There were no property owners present.

TREASURER'S REPORT – Mr. Budd presented the financial statements and bills to the Board for their review. A motion was made to approve the SPOA bills as submitted. By motion duly made and seconded, it was unanimously

RESOLVED to approve the SPOA bills and financials as submitted.

A motion was made to approve the DRC bills pending a signature from the DRC Chairman.

Approval of Budget for six months ending 12/31/08 – A motion was made to adopt the six month budget as submitted. By motion duly made and seconded, it was unanimously

RESOLVED to adopt the six month budget as submitted.

Mr. Budd made a suggestion to have an assistant Treasurer in the absence of the elected Treasurer.

COMMITTEE REPORTS

Appointment of new Committee chairs – Tabled until the next meeting.

Covenant Enforcement Committee – Ms. Jacobs reported that the Committee will meet twice a month to discuss enforcement issues. Ms. Jacobs will submit a log on covenant issues to be published in the Board packets.

Singletree Capital Improvement and Beautification Committee – Mr. Budd stated that he had met with the Beautification Committee to discuss several issues. He stated that the Committee's goal is to look at a long range plan for the two entrances.

As of Monday all documents have been completed for the Winslow underpass. The bid has been awarded and a start and end timeline will come forward in the next few days. The soft cost is up to \$800,000, which was unexpected. The total cost is approximately \$3.9 million.

Open Space, Trails and Environmental Committee – There is no report at this time. Mr. Larson will meet with Mr. Powers and report back to the Board.

Community Relations – Ms. Martinez-Johnson gave a brief report on the plans for the annual party.

DRC UPDATE – No report at this time.

METRO BOARD LIAISON UPDATE – No report at this time.

OLD BUSINESS

CCIOWA Discussion and Fining Process – Mr. Porterfield's research found a case whereby a District Court upheld that an association could be deemed to fall under CCIOWA if it collects common assessments that are used to pay maintenance or administrative expenses for the association. Advantages and disadvantages of falling under CCIOWA were discussed. The major advantage is that CCIOWA allows for the levying of fines for covenant violations. It was suggested that a series of templates for notifying homeowners of violations be created starting with a Courtesy Warning with an opportunity to correct; if uncorrected a Second Notice with a fine will be sent along with the homeowners right to appeal. Ultimately, under CCIOWA the association could lien the property. Mr. Porterfield gave a brief history on how SPOA was established in 1995. The Declaration was not signed, however, a Resolution to that effect was passed at a recent meeting. Mr. Porterfield was asked to review the SPOA documents including resolutions and make any recommendations as to what the Board would need to do to adopt CCIOWA, should that be its decision. The matter is tabled until the next meeting.

A motion was made to authorize Mr. Porterfield to review and study what must be done to adopt CCIOWA. By motion duly made and seconded to unanimously

RESOLVED: To Mr. Porterfield to review and study what must be done to adopt CCIOWA.

Mr. Budd suggested that a committee be formed to study legal issues as they relate to SPOA.

OLD BUSINESS – The Board briefly discussed the suggestion of cluster boxes and will be further discussed at the next meeting.

ADJOURNMENT – The meeting was adjourned at 8:30 p.m.

