

**SINGLETREE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES
April 19, 2007**

A Regular Meeting of the Singletree Property Owners Association was held on Thursday, April 19, 2007, at 5:30 p.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Chuck Powers, Doug Cogswell, Lauren Burnett, Mike Budd, Walt Cunningham, Larry Benway and Herb Luhman.
Connie Powers and George Gregory were also in attendance for the DRC portion of the meeting.

MEETING MINUTES – The Board reviewed the March 15, 2007 meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the March 15, 2007 meeting minutes as submitted.

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

RESOLVED to approve the payables and financials as submitted.

COMMITTEE REPORTS

Covenant Enforcement Committee – The Committee reported that there were 21 actions for the past month. The Committee predicts a busy spring for enforcement.

Mr. Powers reported three corrections to the Rules and Regulations. Corrections were made in the Commercial Vehicle section and Occupancy of Dwelling units section and the Access to Premises section. A motion was made to approve the Rules and Regulations subject to the corrections mentioned above. A motion was also made to poll the board for approval of these changes via e-mail.

Singletree Capital Projects and Beautification Committee Report – Mr. Budd presented the preliminary concepts for the proposed Winslow underpass. A meeting with all concerned entities including Carter-Burgess will be held on April 30th at 1:30 p.m. at the Singletree Community Center. Additional ideas regarding this project were discussed by the Board. A finished concept will be available for the annual meeting.

Open Space, Trails and Environmental Committee – Mr. Powers reported that the trails project is going well. Signage and other issues are still being discussed although Mr. Powers felt that this project is getting close to being complete.

Community Relations – The clean-up day will be held on June 9th. Announcements will be sent by May 31st. An article in the newsletter announcing the event is also planned.

DRC UPDATE – Mr. Gregory was present to discuss the issues at Lot 26, Blk. 3, Flg. 4. He stated that he would write a letter to the owner outlining the Committee's concerns. Following Mr. Gregory's presentation, the Board reviewed the budget variance for the DRC processes. One area of concern was the systems that the previous Board adopted for compensating Mr. Perkins. It does appear that the reduced fee collections and the additional consulting activities that are being charged to the Association have created an un-anticipated result. The Board also questioned the level of fees charged for various remodels and what are major remodeling projects. Financial compensation for Mr. Perkins fees and the level of

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deposits required for various items will be discussed with Mr. Gregory and the Design Review Committee.

NEW BUSINESS – I-70 Wildlife Fencing Project - Peter Kosinski and Clinton Moyer, with CDOT, were present to discuss the wildlife fencing program. They stated that the location and topography will determine where the fence is placed and that the fence will be located in the CDOT right-of-way. Several property owners stated that they would like to have a copy of the EPA study regarding this fence and asked for a detailed design before it is erected. The proposed fence is to be 8 ft. in height and approximately 10 miles long. CDOT representatives stated that a survey will be prepared and flags would be placed on the fence line before installation so adjustments can be made as needed. Property Owners will have the opportunity to meet with CDOT prior to the fence being erected. Property owners were concerned with the impact of the fence on their land and potential decline of their property values. Mr. Powers who facilitated this meeting agreed to arrange a time for another meeting with Mr. Moyers and Kosinski to review the placement of the fence and discuss the other issues that could be present.

Miller Ranch School Plans – The School District made a presentation. The opening of the June Creek Elementary School is scheduled to open in the fall of 2008. The Red Canyon Alternative High School is scheduled to open this fall. The prototype for the new elementary school is the Brush Creek and Gypsum Elementary schools. The new high school is scheduled for fall 2009. Construction of these schools will begin this year. Traffic concerns were raised by Ms. Burnett who noted that the morning traffic interface Miller Ranch Road and the Charter School Road was difficult and pointed out the new north access to the June Creek Elementary School would compound the problem. Don Cohen suggests adjusting the start times of the schools to accommodate student loading. The District representative indicated that this had been considered but there were a number of other problems created that made this approach not acceptable.

ADMINISTRATION OF SPOA/BCMD - Mr. Powers discussed hiring an administrative person who would handle SPOA and BCMD. Mr. Powers noted that the volume of work being placed on the volunteer Board members had risen beyond an acceptable point. Eagle-Vail has a Community Administrator and Singletree should also follow suit. Mr. Powers noted that Don Cohen of the Metro Board had suggested this approach as well and the Metro District and SPOA could work out a method to share the costs. There will be further discussion regarding this issue at future meetings.

ADJOURNMENT – The meeting was adjourned at 8:45 p.m.