

**SINGLETREE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES
May 17, 2007**

A Regular Meeting of the Singletree Property Owners Association was held on Thursday, May 17, 2007, at 6:00 a.m., at the Singletree Community Center, Edwards, Colorado.

MEETING MINUTES – The Board reviewed the April 19, 2007 meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the April 19, 2007 meeting minutes as submitted.

PUBLIC INPUT – There was no public input.

TREASURER’S REPORT – Mr. Priboth presented the financials and payables for the past month. By motion duly made and seconded, it was unanimously

RESOLVED to approve the financials and payables.

Mr. Priboth presented the proposed budget for the fiscal year 07-08 for their review. The Board discussed the DRC fees and the budget variance. The Board directed Mr. Powers and Mr. Priboth to review the billings with Perkins and Mr. Gregory and propose a system that will ultimately result in neutral position for revenue and expenses. The Board also discussed the audit and how often that will take place. Mr. Priboth will come back to the Board regarding this issue. It was also noted that the expenditure for Capitol items may be reduced to reflect that the Underpass expenditure was a one time event and would not be duplicated in the FY 07-08.

COMMITTEE REPORT

Covenant Enforcement Committee – The Committee reported 15 major items that were pending. Mr. Powers gave an update on the Rules and Regulations documents and the Access Rules was approved. The Board indicated that the detail for the billing was not sufficient and needed to include more detail as to what was accomplished. The Board directed Mr. Cunningham to communicate this to the Covenant Administrator.

Capital Projects and Beautification Committee - The next session is scheduled for Monday, June 11, 2007, to discuss direction and design for the Winslow Underpass. It was also noted that the funds authorized in our budget should be billed and collected before June 30th.

Open Space, Trails and Environmental Committee – The Committee met last Tuesday with the Forest Service and everyone is ready to go ahead with the Cost Share Agreement. The Sonnenalp Golf Club has signed the Memorandum of Understanding (MOU) to approve access for the knob bill trail. Mr. Powers also presented the Decision Memo for Singletree and West Avon Recreational Trails and contract document. It requires the FS to provide expertise, layout trails and review and provide trained staff to

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build trails. It provides for SPOA, BCMD and Avon to provide funds for the project, the first of which will be to re-vegetate areas. A motion was made to approve the signing of the contract with a final cost for SPOA not to exceed \$20,000. By motion duly made and seconded, it was unanimously

RESOLVED to approve the signing of the contract with the cost to SPOA not to exceed \$20,000 for the first fiscal year of the contract. (Noted as a FY 08 budget item)

Community Relations Committee – Dates are June 9th and Community party is August 25th. August 15th is the date for the Annual Meeting. Clean up party was discussed.

Old Business - Mr. Powers reported that property owners had met with CDOT and CDOT had a new plan to put the fence behind the berms and install a platform for the fence on the road cuts which will reduce the visual impacts. The additional cost will be \$150,000 which CDOT will fund. CDOT asked that there be a guarantee by Singletree for an additional \$50,000 if needed. This matter will be considered by the BCMD. A motion was made to endorse the project and support the Berry Creek Metro Districts favorable consideration of the project.

Miller Ranch Schools – Mr. Powers gave a brief report on the Miller Ranch traffic issues.

BERRY CREEK METRO BOARD LIAISON – No April Meeting

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