

**SINGLETREE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES
June 21, 2007**

A Regular Meeting of the Singletree Property Owners Association was held on Thursday, June 21, 2007, at 6:00 p.m., at the Singletree Community Center, Edwards, CO 81632

The members present were: Chuck Powers, Lauren Burnett, Dave Priboth, Doug Cogswell and Larry Benway.

MEETING MINUTES – The Board reviewed the May 17, 2007 meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the May 17, 2007 meeting minutes as submitted.

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

RESOLVED to approve the bills and financials. By motion duly made and seconded, it was unanimously

RESOLVED to approve the bills and financials as submitted.

NOTE: Check #1997 is being withheld for further review.

A motion was made to transfer \$15,000 from open space to revenue. By motion duly made and seconded, it was unanimously

RESOLVED to approve the transfer of \$15,000 from open space to revenue.

A motion was made to forfeit the DRC fees in the amount of \$16,200 for the years 01 and 02. By motion duly made and seconded, it was unanimously

RESOLVED to forfeit the DRC fees in the amount of \$16,200 for the years 01 and 02.

The Board discussed the 07/08 proposed budget. A motion was made to approve the proposed 07/08 budget. By motion duly made and seconded, it was unanimously

RESOLVED to approve the 07/08 proposed budget.

A motion was made to establish accounts payable to BCMD for Carter Burgess. By motion duly made and seconded, it was unanimously

RESOLVED to establish accounts payable to BCMD for Carter Burgess. By motion duly made and seconded, it was unanimously

PUBLIC INPUT – There was no public input.

COMMITTEE REPORTS

Covenant Enforcement Committee – Mr. Powers reported that he had met with Mr. Cox on several occasions to discuss and facilitate enforcement issues. The Covenant Enforcement summary states that there were 7 compliance matters that were in the process for May and June. There were 15 matters that were from previous months, 9 of those have been resolved. The report submitted indicated that 19 boat and trailer issues were noticed, 24 illegal parking and/or

commercial vehicles were given notices, 400 bear warnings were distributed and 14 residence maintenance problems are being processed.

Singletree Capital Projects and Beautification Committee Report – Ms. Burnett presented the preferred concept of the underpass project to the Board for their review. The roadway will now be 24' across, the bike path 9' -6" and the walkway 10' -6".

Open Space, Trails and Environmental Committee – Mr. Powers reported that the Sonnenalp had requested a change for the Knob trail. It was requested that the trail be lowered in the areas proximate to the Lee master bedroom by as much as 4 feet and construction of a small berm to screen the bike path from the owner. Mr. Powers stated the changes were being evaluated to see what this would require. It was noted that the cost savings realized from the elimination of trail fencing would be off set by the costs of the excavation.

Community Relations – The party was discussed. Mr. Powers stated that he would attend the next BCMD meeting and request that they pay half of the cost of the party. Clean-up day was a success with approximately 60 people participating in the event. It was noted that an adjustment in the format could be considered by having Clean-up Captains meet with the crews in the neighborhoods and hand out the assignments, sunscreen and water. The barbeque would continue to be held at the park and hot dogs and vege-burgers would be added to the menu. The purchase of a charcoal grill was approved.

DRC UPDATE – There was no report at this time.

METRO BOARD LIAISON UPDATE –BCMD has approved up to \$50,000 to support the redesign of the wild life fence per CDOT's request. Mr. Powers reported that he had met with Mr. Cohen and discussed speed bumps and other community items. Mr. Cohen will attend the next meeting.

OLD BUSINESS –

NEW BUSINESS – Rick Mueller, of Remonov & Company, presented the preliminary sketch plan for the proposed condominium project in the Edwards area to be built on a 4.5 acre parcel. All but 8 units will be designated as affordable housing. There were a number of comments offered by the Board and the consensus is that the project style is not consistent with the Edwards community.

EXECUTIVE SESSION – It is reported from this session that Mr. Powers and Mr. Priboth were to make adjustments to the payments of the JMP statement for May. The letter of June 12th was approved. Mr. Powers and Mr. Priboth were instructed by the Board to contact Mr. Gregory and Mr. Perkins and negotiate a new arrangement for services to DRC that would better match costs with revenues from fees.

ADJOURNMENT – The meeting was adjourned at 8:15 p.m.