

**SINGLETREE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES
September 20, 2007**

A Regular Meeting of the Singletree Property Owners was held on Thursday, September 20, 2007, at 6:00 p.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Chuck Powers, Herb Luhman, Susie Weber, Ric Bolduc, Walt Cunningham, Mike Budd, Doug Cogswell, Larry Benway and Dennis Stephens.

MEETING MINUTES – The Board reviewed the August 16, 2007 meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the August 16, 2007 meeting minutes as submitted.

ANNUAL MEETING MINUTES – The Board reviewed the August 15, 2007 Annual meeting minutes.

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

PUBLIC INPUT – There was no public input.

TREASURER’S REPORT – A motion was made to direct Mr. Stephens to write a check up to \$1,000 to reimburse the Petty Cash Account up to the authorized amount.

RESOLVED to direct Mr. Stephens to write a check up to \$1000 to reimburse the Petty Cash Account up to the authorized amount.

Mr. Stephens presented the financial statements and bills to the Committee for their review. By motion duly made and seconded, it was unanimously

RESOLVED to approve the financial statements and bills as submitted.

NOTE: Check #2035 is being paid and a bill will be prepared for ½ to BCMD.
Check #2034 payable to JMP is tabled for review but may be paid in a corrected amount, not to exceed the payable after Larry Benway has reviewed the bill.

The Board reviewed the DRC payables. By motion duly made and seconded, it was unanimously

RESOLVED to approve the DRC payables as submitted.

A motion was made to approve Creekside Mountain Properties compliance deposit check subject to the appropriate deductions because they (Creekside) were not ready for inspection.

A work session to discuss the budget will be held in January.

COMMITTEE REPORTS

Covenant Enforcement Committee – Mr. Luhman submitted a summary of the past months activities. There were 18 landscaping issues with 15 matters resolved and 3 in progress. There were 24 parking violations and all have been resolved (2 tickets were written by the Sheriff’s Office). There were 3 fire pit issues, 2 are resolved and 1 is under review. There were 3 barking dog issues and 11 trash and trash can issues.

Singletree Capital Projects and Beautification Committee Report – Mr. Budd noted that most of the people who came to the open house meetings had most of the information and were there to argue about the projects. Mr. Budd questioned whether the purpose of the meetings provided the residents with an understanding of the 2 projects. It was noted that we should still have the open house on October 3rd as advertised.

Open Space, Trails and Environmental Committee – Mr. Powers reported that the re-seeding of the motorcycle flats has been completed.

Community Relations – Mr. Cogswell reported that the party was a great success and provided some cost comparisons. It was noted that by changing the menu and eliminating the children’s program, the cost per person was down and even the increase in attendance to 375 persons, we were able to keep the cost in line with last year.

DRC UPDATE –Mr. Gregory was present to discuss the fee proposal sent to JMP from SPOA. After much discussion, the Board agreed to adjust the proposal for a retainer to \$1500 per month for a 6 month period and then it will be subject to review. A motion was made to adjust the proposal to a flat \$1,500 monthly fee as set out in the retainer agreement. By motion duly made and seconded, it was unanimously

RESOLVED to adjust the proposal to a flat \$1,500 monthly fee as set out in the retainer agreement.

METRO BOARD LIAISON UPDATE – No report at this time.

OLD BUSINESS –

NEW BUSINESS - Noel Harris was present to discuss the possibility of increasing the Board’s Officer and Director’s insurance coverage. He reported that the current 1 million policy will cost \$1,400.00 per year and a 2 million dollar policy will cost \$3,872.00 for that policy. A motion was made to approve the \$1,400.00 policy. By motion duly made and seconded, it was unanimously

RESOLVED to approve the \$1,400.00 per year policy.

Mr. Harris will explore other options at the Board’s request.

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Newsletter – The Board reviewed the articles for the fall newsletter

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