

**SINGLETREE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTOR'S  
MEETING MINUTES  
November 20, 2007**

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

The members present were: Chuck Powers, Mike Larson, Walt Cunningham, Herb Luhman, Larry Benway, Walt Cunningham and Doug Cogswell.  
Don Cohen was also in attendance.

**NEW BOARD MEMBER** - Mr. Powers introduced Mike Larson who is interested in being on the Board of Directors. A motion was made to elect Mike Larson to the Singletree Board of Directors. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the appointment of Mike Larson to the Singletree Board of Directors.

**MEETING MINUTES** – The Board reviewed the October 20, 2007 meeting minutes. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the October 20, 2007 meeting minutes as submitted

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

**RESOLVED** to approve the bills and financial statement as submitted. Mr. Benway was asked to complete his audit of the outstanding bills from JMP Architects.

**INDEPENDENT AUDIT REPORT** – The Board discussed the 05/06 audit report. The report and notes did not indicate any changes were required for the financial operations. It was noted that the overnight funds (US Treasury RPO's) used to facilitate the sweep accounts, as is the customary practice, were not actually held in a collateral account. It was noted by Mr. Powers that US Bank who is responsible for the account has a current S&P AAA rating for short term debt which eliminates the risk for these overnight items. The sweep account and the use of overnight funds arrangement can be terminated at any time and we will continue to monitor the ratings of the bank.

**COMMITTEE REPORTS**

**Covenant Enforcement Committee** – No report at this time.

**Singletree Capital Projects and Beautification Committee Report** – Mike Budd met with Jacob Carter Burgess to discuss the underpass project. Surveys and geotechnical work will start soon. They will then contact CDOT and Eagle County to make sure there are no issues. A goal was set to have the project completed by September 2008.  
Mr. Budd and Mr. Cohen will oversee this project.

**Open Space, Trails and Environmental Committee** – Mr. Powers discussed the letter that was sent to Mr. Faessler, a copy of which was included in the Board packets. George Kahrhoff, the Sonnenalp Club Manager, indicated that Mr. Faessler would take the matter up again in January or February.

**Community Relations** – Mr. Cogswell discussed the ongoing issues at a home on June Creek involving parties and substance abuse. The Sheriff’s office has been notified and arrests have been made. A meeting was scheduled with the Patrol staff for next Tuesday at 5:00 p.m. to discuss the matter with the neighbors. Mr. Powers and Mr. Cogswell will attend this meeting.

**DRC UPDATE** – Mr. Powers explained that he had received a call from Ms. Palmer indicating that she would like to discuss the cinder block (child was attacked by a dog) wall that was being built in the setbacks. The issue was referred to the DRC and a variance was not considered to be possible. Mr. Benway explained that the family is trying to put a border between the homes where the accident occurred. The wall was not approved by the DRC prior to its erection. The Board’s consensus was that either a berm or a natural barrier should be considered and if such was not appropriate the reasons should be explained. Also any changes such as this would require the written consent of the neighbor. Any such landscaping change should be approved by the DRC. Also, it was noted that Mr. Palmer had been uncooperative relative to covenant compliance and parks commercial vehicles on the street and in his driveway. He also has stored building material in the setbacks in the road easements. Mr. Benway will discuss this issue with the 20 Stagecoach owners. (Note the DRC did indicate that wire fencing that was fully concealed by plantings could be considered.)

**METRO BOARD LIAISON UPDATE** – Don Cohen gave a brief summary of items for the BCMD annual budget. BCMD has budgeted 3.5 million for the underpass project. Plans also include extending the bike path through Chip Ramsey Park. In 2009, BCMD plans to design a new entrance to Singletree. Plans for the Community Center include new wiring for a security system, an electric gate at the entrance to the parking area, office technology, p.a. system, projection screen, etc. totaling approximately \$41,000. Plans also include \$35,000 to be set aside for speed bumps on Stetson and Rawhide. Solar speed awareness signs (3) will cost \$5000 a piece. A total of \$91,000 has been budgeted for these projects.

The position of Community Administration was also discussed but was deferred for the executive session.

**OLD BUSINESS** –

**NEW BUSINESS** – Baskets will be sent to Road & Bridge and Edwards Substation with each to be about \$150.00. Mr. Powers was authorized to make the necessary purchases.

**ADJOURNMENT** – The meeting was adjourned at 8:00 p.m. and the Board then went into Executive session to consider a position of Community Administrator which is a personnel issue.