

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

A Regular Meeting of the Singletree Property Owners Association was held on Thursday, December 20, 2007, at 5:00 p.m., at the Singletree Community Center, Edwards, Colorado.

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

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

RESOLVED: To approve the November 20, 2007 meeting minutes as submitted.

TREASURER’S REPORT – Mr. Stephens presented the bills and financial statements to the Board for their review. By motion duly made and seconded, it was unanimously

RESOLVED: To approve the bills and financials as submitted.

COMMITTEE REPORTS

Covenant Enforcement Committee – Mr. Luhman reported that there are 10 issues major issues that the Committee has been dealing with during the past month. The primary ones that are not resolved are Palmer and Henise which appear to be headed to court. Mr. Powers reported on DRC’s action on the enforcement issues as will be reflected in the Dec. DRC minutes.

Singletree Capital Projects and Beautification Committee – Mr. Budd reported that a meeting was held with all of the entities involved with the Winslow underpass project. The project start date is planned for June, 2008 with an anticipated completion during September, 2008. The project bidding process will start in March. It is also noted that following the executive session the Board supported Mr. Budd’s request that he consider an invitation to become a member of the Berry Creek Metro Board. It was the Board’s consensus that the Winslow underpass project would be aided by his participation as a Metro Board member.

Open Space, Trails and Environmental Committee – No report at this time.

Community Relations Committee – The ongoing problems on June Creek were discussed. Mr. Powers attended a meeting with the Sheriff’s office to discuss these issues and how it will be resolved. It was reported that Mr. Powers and Mr. Cogswell are pleased with the response of the Sheriff.

DRC UPDATE – No report at this time.

METRO BOARD LIAISON UPDATE – No report at this time.

OLD BUSINESS –

NEW BUSINESS – The Arrowhead parking area requires not less than 205 day skier parking places under the PUD guide and Preliminary Plan. Vail Resorts owns the parking lot and has on two different occasions attempted to eliminate the parking so the lot can be used for development. Singletree made appearances before the Planning Commission and County Commissioners and was able to defeat these attempts. Recently Vail Resorts again proposed to

build condominiums on the lot which would include underground skier parking. Mr. Powers met with Greg Perkins attorney for the HOA and Teri LeBeau and Randy Smith the HOA committee assigned to deal with the matter. Mr Powers Mr. Powers provided them with the background information and the basis for Singletrees successful defense of the Skier parking. They expressed an interest in collaborating with Singletree on the issue and were interested in engaging the Land Plan Collaborative to review the parking issues. Mr. Powers recommend that SPOA participate in the cost on a 50/50 basis up to \$2500 noting that Arrowhead parking is an amenity for the Singletree community. Mr. Stephens noted that this was a significant non budget item and that Arrowhead had more than enough in resources to pay for the study. Mr. Luhman proposed contributing \$1,000.00. A motion was made to allocate \$1,000.00 to the study. By motion duly made and seconded, it was unanimously

RESOLVED: To allocate \$1,000.00 to the parking study.

Mr. Budd moved that the Board go into executive session. The matter under consideration is in the Capital Projects section as noted above.

ADJOURNMENT – The meeting was adjourned at 6:00 p.m.