

SINGLETREE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MEETING MINUTES March 16, 2006

A Regular Meeting of the Singletree Property Owners Association meeting was held on Thursday, March 16, 2006, at 6:00 p.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Chuck Powers, Walt Cunningham, Herb Luhman, Jim Spiker, Lauren Burnett, Doug Cogswell, Larry Benway and Dave Priboth. John Carlson was also in attendance.

FEBRUARY MEETING MINUTES – The Board reviewed the February 16, 2006 meeting minutes.

RESOLVED to approve the February 16, 2006 meeting minutes.

TREASURER’S REPORT - Mr. Priboth presented the financials to the Board for their review.

RESOLVED to approve the treasurer’s report as submitted.

The Board has reviewed the proposed audit report. A motion was made to accept the proposed audit report.

RESOLVED to accept the proposed audit report.

COVENANT ENFORCEMENT REPORT – Mr. Luhman will meet with the Committee to further review the rules and definitions that were submitted at the last meeting.

Mr. Luhman gave a brief update on the issues at 20 Stagecoach. He will respond to the party by letter. Mr. Luhman reported that he, Mr. Powers and Mr. Cunningham had conducted an inspection of Singletree and had noted that while most owners were taking care of their property there were a number of property owners who were not in compliance with the covenants. The Board discussed several other violations that will be referred to John Carlson.

COMMITTEE REPORTS

Capital Projects and Beautification Committee Report – Ms. Burnett stated that the Committee had met on March 2nd to discuss the underpass project. Ms. Burnett is in the process of hiring an architect and structural engineer to come up with drawings that would then be submitted to the County and CDOT. The possibility of passive solar lighting was also discussed.

I-70 Fencing – Ms. Burnett also reported that at the last meeting the members discussed the fence at the entrance to the subdivision and how to improve it.

Signage - The beautification of the existing signage throughout the subdivision was also discussed.

Open Space, Trails and Environmental Committee Report – The minutes from the February 9th meeting were published in the monthly packets for the Boards review.

Community Relations Committee Report

Clean Up Party – Mr. Cogswell reported that the party would be held on April 29th. The Committee is in the process of designating how many “pods” will be used as picnic areas.

SPOA Minutes
Board of Directors Meeting
3/16/06
Page 2 of 2

Weed Patrol Project – Mr. Spiker presented the minutes of a March 14th meeting for the Board’s review. Mr. Spiker explained that teams of three would be sent to homes to spray thistles (owners will have signed a waiver to participate in the removal of weeds). Prior to the event the Eagle County Weed Control officer will educate and train teams. Participating volunteers will be treated to a SPOA’ sponsored BBQ.

Destination Properties have requested to dismiss the lawsuit without prejudice. Ms. Burnett suggests that the lawsuit be dismissed **with** prejudice. Mr. Powers will meet with Mr. Porterfield to further discuss this issue.

OLD BUSINESS

Balata Noise – Mr. Powers gave a brief report regarding the noise issue from Balata Restaurant. Mr. Powers wrote a letter to the Eagle County Commissioners stating SPOA supports having the Eagle County Land Use Regulations limiting noise applied on a reasonable basis to the operations at the Balata.

NEW BUSINESS

Proposed Annual Meeting Date – 9th of August, Wednesday

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