

SINGLETREE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES June 21, 2006

A Regular Meeting of the Singletree Property Owners Association was held on Wednesday, June 21, 2006, at 7:00 p.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Chuck Powers, Walt Cunningham, Lauren Burnett, Herb Luhman, Doug Cogswell and Dave Priboth. George Gregory and Gary Rollins were also in attendance.

MEETING MINUTES – The Board reviewed the May 18th meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED, to approve the May 18, 2006 meeting minutes as submitted.

COVENANT ENFORCEMENT COMMITTEE – Mr. Cunningham introduced the new Covenant Enforcement Officer, Gary Rollins. A summary report of past violations was presented to the Board for their review and comments. A letter will be sent with the annual meeting information introducing the new officer and additional information regarding covenants. A motion was made to authorize Mr. Priboth and Mr. Powers to write an independent contract agreement for the new Covenant Enforcement Officer.

Mr. Cunningham was designated as the new Chairman to serve in the absence of Herb Luhman.

Mr. Cunningham and Mr. Powers reported on a list of pending matters that was distributed and reviewed with the Board.

TREASURER'S REPORT – The Board reviewed the financials and payables to the Board for their review. By motion duly made and seconded, it was unanimously

RESOLVED, to approve the payables and financials as submitted.

The Board discussed the 06/07 proposed budget. By motion duly made and seconded, it was unanimously

RESOLVED, to publish the proposed 06/07 budget in the Home Owners Notice of Annual Meeting.

DESIGN REVIEW COMMITTEE UPDATE – Mr. Gregory gave a brief report regarding the past month's activities of the DRC. Mr. Gregory stated that many owners are now adding a second home to an existing single family home that has been zoned a duplex lot.

CAPITAL PROJECTS COMMITTEE REPORT– Ms. Burnett gave a brief update on the underpass. The Board made a motion to authorize \$5000.00 for engaging engineering/architectural fees. By motion duly made and seconded, it was unanimously

RESOLVED, to approve an expenditure of up to \$5000 to engage engineering/architectural firm for initial design of the underpass.

Ms. Burnett has also reported on the bids for faux painting utility boxes. By a motion duly made and seconded, it was unanimously

RESOLVED, to fund up to \$1800.00 for painting the 2 boxes. One box for \$1000.00 and one for \$800.00.

OPENSOURCE, TRAILS AND ENVIRONMENTAL COMMITTEE- Chuck Powers met with the representatives from the Town of Avon, Forest Service and the DOW to discuss several issues of trail location, fence improvements on 1-70 and the possible investment in other projects in the area.

Mr. Powers reported on the Berry Creek Shooting Range cleanup.

Mr. Powers also reported on the meeting that he had with Brian Judge of Orion, a land planning firm and Jeff Ryan a part owner of the Edwards Overlook property. The Overlook owners represented that they were intending to obtain both the West Avon Parcel and the CVC parcel in exchange for the Overlook property. They asked for Singletree's immediate support in concluding the exchange and indicated that if we didn't they would not agree to put the West Avon parcel into a conservation easement. From the discussions it was apparent that they were not far enough along in the process that SPOA could be in a position to support the transaction.

Mr. Powers is authorized by the Board to write a letter the FS indicating that we would not support any exchange that would cause the West Avon parcel to be lost as open space.

The Committee reviewed issues related to the Charolais trail head. Labor will be supplied and supervised by Dan Carlton and will probably take place in the fall.

COMMUNITY RELATIONS COMMITTEE

Weeds Event Update – Mr. Spiker, the chairman, of this event reported that 60 people participated and it was a great success. He also reported that a follow up spray was set for Aug. 26th.

Community Party – August 26th. Mr. Cogswell will give a full report at the next meeting.

Annual Meeting, Aug 9th- Mr. Powers led a discussion about the meeting and the publication of the notices and the contents of the mailings. Terri Martinez will coordinate the publications with Mr. Priboth and Mr. Powers. Mr. Cogswell was asked to help with arranging for the check in process. The details of the meeting will be worked out at the July Board meeting.

BCMD – Mr. Powers gave a brief update on the roundabouts planned for Edwards. An engineering study is planned. The BCMD will contract for an architect for the design of a post office and coffee shop.

ADJOURNMENT – The meeting was adjourned at 9:00 p.m.