

**SINGLETREE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS  
MEETING MINUTES  
September 21, 2006**

A Regular Meeting of the Singletree Property Owners Association was held on Thursday, September 21, 2006, at 6:00 p.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Chuck Powers, Dave Priboth, Mike Budd, Herb Luhman and Doug Cogswell. John Perkins and Charlie Dolan were also in attendance.

**MEETING MINUTES** – The Board reviewed the August meeting minutes.

**TREASURER’S REPORT** – Mr. Priboth presented the financials and payables to the Board for their review.

**RESOLVED** to approve the financials and payables.

Mr. Priboth discussed the ongoing DRC audit and the continuing variance between fees collected and the level of activity at DRC was noted.

The question of when and how to approach the collection of dues from the multifamily projects such as Las Vistas was discussed. Mr. Powers is to discuss the matter with Rick Bolduc.

**COVENANT ENFORCEMENT** – The Board reviewed the Covenant Enforcement report that had been submitted by Daniel Cox and Walt Cunningham.

**EBERTS VARIANCE REQUEST** – Ms. Eberts appealed DRC’s denial of her request for a variance regarding the stone pillars that were considered to be structures located in the setbacks of the property. Mr. Dolan stated that the driveway is so steep and curved that it needs additional lighting for the driveway but did not want to establish a precedent for pillars in the setback. It was noted that the lights on top of the pillars had been removed which were offensive to the neighbors and which the DRC did not approve. Ms. Eberts stated that she was embarrassed about her mistake in constructing the pillars. Her concern is liability and safety. Mr. Luhman stated that any revised lighting for the driveway should be marked but it’s the pillars that are a problem. The uses of natural materials, such as boulders was discussed. Mr. Powers stated that lights would have to be approved by the DRC. Mr. Perkins stated that he originally designed the home and the driveway. He explained how difficult the driveway is. Mr. Perkins recommends keeping the pillars and installing hooded back light to illuminate the drive and expressed the opinion that the pillars would provide the most suitable method of installing this type of lighting. Mr. Perkins indicated that the solution may be to install hooded down lights on the backside of the pillars and submitted pictures of these fixtures. Mr. Dolan indicated that if the matter had been presented to the DRC as had been discussed in this appeal the DRC could have considered a variance, subject to Ms. Eberts and Mr. Perkins presenting a lighting plan that effectively utilizes the pillars to address the safety concerns. The matter is tabled pending further consideration by the DRC. If the matter is not disposed of by the DRC, then Ms. Eberts’ appeal of the denial of the variance will be acted on by the Board.

Capital Projects and Beautification Committee – Lauren Burnett has sent 3 letters to engineering firms requesting proposals for the underpass. Mr. Budd will follow up with Ms. Burnett and report back to the Board.

Open Space, Trails and Environmental Committee – A meeting is scheduled for October 5<sup>th</sup>, with Avon and the Forest Service to consider an integrated plan for trails in the areas surrounding Singletree and Avon. Mr. Powers submitted a contract to engage Tambi Katieb as a planner for the purpose of facilitating this trail plan and other matters relating to open space issues. A motion was made to approve the planner contract.

**RESOLVED** to approve the planner contract.

Community Relations – Mr. Budd commended Mr. and Mrs. Cogswell and Ms. Martinez-Johnson on a great job regarding the Celebration of Summers End party.

The Board reviewed and discussed the Use and Exterior Maintenance documents. Board members were directed to contact Mr. Powers with any additions and corrections.

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