

**SINGLETREE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES
October 19, 2006**

A Regular Meeting of the Singletree Property Owners Association was held on Thursday, October 19, 2006, at 6:00 p.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Chuck Powers, Herb Luhman, Dave Priboth, Lauren Burnett and Doug Cogswell.
Daniel Cox, the SPOA Covenant Administrator, was also in attendance.

MEETING MINUTES – The Board reviewed the September 21, 2006 meeting minutes.

RESOLVED to approve the September 21, 2006 meeting minutes as submitted.

TREASURERS REPORT – Mr. Priboth presented the financials and payables to the Board for their review. Check #1906 in the amount of \$1700 and check #1907 for \$117.00 was added to the current payable list.

RESOLVED to approve the financials and payables.

Mr. Priboth submitted the Independent Auditor's Report from McMahan and Associates for the fiscal year 04/05.

The Board also discussed DRC fees.

Covenant Administration Committee – Mr. Powers introduced Daniel Cox to the Board. Mr. Cox gave a brief update on the past months activities which included discussion on short term rentals within the community. Mr. Luhman reported that he and Mr. Cox conducted a drive- thru the community to identify possible violations. Mr. Cox went through the October 10th covenant report line by line.

Capital Projects and Beautification Committee Report - Ms. Burnett gave a brief report on the activities of the Underpass Committee. At the last meeting, members decided to write letters to 3 engineers for bids, and did not get a response from those contacted. Ms. Burnett stated that she was very discouraged, but will continue to contact an engineer who works with Vail Resorts on ski underpasses. More information will be provided at the next meeting. Ms. Burnet intends to schedule another committee meeting.

Open Space, Trails and Environmental Committee – Mr. Powers discussed a letter that will be mailed to WRNF travel Management Plan and DEIS. Mr. Powers also stated that he had met with the Forest Service and reported that these meetings are going well.
A motion was made to authorize Mr. Powers to execute the letter to the Forest Service.

RESOLVED to execute a letter to the Forest Service

Community Relations - Mr. Cogswell gave a report regarding the recent property owners party. He stated that the approximate cost was \$18,000. The BCMD will contribute money to for half of the party cost. Mr. Cogswell discussed plans for the party and ideas for next year.

METRO BOARD LIAISON REPORT – No report at this time

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OLD BUSINESS – Mr. Powers addressed the issue of collecting assessments from Persimmon Woods, Stonehaven and Las Vistas properties who have not been billed in the past. The Board determined it would begin billing and collecting dues from the owners of dwelling unit in all multi family developments in Singletree for the fiscal year beginning July 1, 2007.

NEW BUSINESS – A Directors Party will be planned for November 30th or December 7th. The DRC, BCMD will be included.

ADJOURNMENT – The meeting was adjourned at 8:00 p.m.