

**SINGLETREE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS  
MEETING MINUTES  
November 16, 2006**

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

The members present were: Chuck Powers, Herb Luhman, Rick Bolduc, Lauren Burnett and Mike Budd

**MEETING MINUTES** – The Board reviewed the October 19<sup>th</sup> meeting minutes. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the October 19, 2006 meeting minutes as submitted.

**TREASURERS REPORT** – Mr. Powers presented the financials and payables to the Board for their review.

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

**Covenant Administration Committee** – A letter sent to the DRC from Mr. Lilienthal's attorney, James Stovall, was discussed. Mr. Porterfield will prepare a letter in response to Mr. Lilienthal's request. Several other covenant issues were discussed.

**Capital Projects and Beautification Committee Report** – Ms. Burnett gave a brief report on the progress of the underpass. The possible engagement of Alpine Engineering was discussed. Mr. Powers raised the question about the ability of Alpine to do this work and felt that we should be looking for a single firm to manage the project. It was noted that the Capital Projects and Beautification Committee was to meet and that how we move forward should be reviewed by the Committee. It was felt that if the Committee reach consensus on a course of action we should engage a firm and Mr. Powers should be authorized to execute a contract.

**RESOLVED** that Mr. Powers is authorized to execute such contracts as may be appropriate and consistent with the budget to engage engineering and design firm for the Winslow Underpass.

**Open Space, Trails and Environmental Committee** – Mr. Powers stated that the letter was sent to the White River National Forest concerning their Travel Management in the areas around Singletree. A cost sharing contract for new trails is in the process of being prepared by the Forest Service. The BCMD has budgeted \$50,000 for 2007 for trails and open space projects. Mr. Powers report's that he is pleased with the progress so far.

**Community Relations** – No report at this time.

**METRO BOARD LIAISON REPORT** – Mr. Budd reported that the metal newspaper boxes do exist. The pad and location are the next items that will be addressed. A newsletter will be prepared for January mailing. A reduction of the speed limit on I-70 was also discussed.

**NEW BUSINESS** –A motion was made to authorize Mr. Powers to purchase gift baskets for Road & Bridge and the Edwards sub-station not to exceed \$100.00 per basket, and to purchase \$100.00 gift certificates at Juniper for past Board members.

**RESOLVED** to authorize Mr. Powers to purchase gift baskets for Road & Bridge and the Edwards sub-station not to exceed \$100.00 per basket, and to purchase \$100.00 gift certificates at Juniper for past Board members.

The Board reviewed a letter and a package of information submitted by Hindman Sanchez. It was concluded that the Association needs some additional legal assistance in resolving if SPOA is subject to CCIOA. It is noted that Reese Johnson, the former President, provided a legal review and concluded that CCIOA did not apply and this position had been supported by Wendell Porterfield. It was noted that this firm could provide assistance in reviewing our Covenant Enforcement rules. On motion duly made and seconded, it was unanimously

**RESOLVED** to authorize Mr. Powers to execute a one year retainer agreement with Hindman and Sanchez, for \$190.00 per month, plus hourly charges, to provide assistance on any CCIOA matters as they may appear and to assist in finalizing the Covenant Administration rules. Wendell Porterfield will continue to be our attorney for all other matters.

**ADJOURNMENT** – The meeting was adjourned at 7:35 p.m.