

**SINGLETREE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES
March 17, 2005**

A Regular Meeting of the Board of Directors of the Singletree Property Owners Association was held on Thursday, March 17, 2005, at 7:00 p.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Reese Johnson, Jim Spiker, Lauren Burnett, Dave Priboth, Larry Benway, Beth Levine-Rosen and Ivylyn Scott. Not present: Doug Crichfield
Note: Stuart Zimmerman has resigned, due to unavailability.

Also present: Patti Kemp, homeowner interested in becoming involved with SPOA, and Don Cohen, representing the BCMD Board.

FEBRUARY MINUTES – The minutes of the February 17, 2005 meeting were reviewed, corrected and approved. By motion duly made and seconded, it was unanimously

RESOLVED to approve the February 17, 2005 meeting minutes as corrected.

There was a discussion of lien filing for non-payment of dues.

TREASURER'S REPORT – As Covenant Enforcement Committee chair, Jim Spiker will in the future review all covenant enforcement billing. By motion duly made and seconded, it was unanimously

RESOLVED to accept the Treasurer's Report.

DRC UPDATE – The Board discussed at length the concept of SPOA subsidizing DRC expenses, which it has been doing for the past few years. The Board agrees with the DRC that DRC fees should not be so high that homeowners would be discouraged from bringing projects, large or small, to the DRC. Our fees are currently in line with others in the area. In the next few weeks, the Treasurer will discuss SPOA-related billing procedures with John Perkins, the DRC Architectural Consultant. It is the Board's intent that, if a homeowner requires extraordinary time, such as multiple inspections, the extended cost should be deducted from the homeowner's deposit, rather than subsidized by SPOA. There was a lengthy discussion and determination that SPOA and the DRC need to define in writing just what the "Review Fee for Architectural Consultant" covers. It was suggested that perhaps the fee should be based on actual hours of consulting, rather than on square footage; or, perhaps a base fee for square footage, then a certain dollar amount per hour.

Action: Ms. Levine-Rosen will meet with John Perkins, and ask him and the DRC to draft a description of

- 1) what level of service is covered by the DRC fee
- 2) a fee schedule for services beyond those covered by the required DRC fee

Mr. Johnson noted that the terms of Charlie Dolan and George Haller on the DRC had expired and that they should be reappointed, subject to their willingness to continue to serve. By motion duly made and seconded, it was unanimously

RESOLVED to reappoint Charlie Dolan and George Haller to the DRC, subject to their willingness to continue to serve.

Jim Spiker suggested that our next newsletter have a short piece asking anyone who is interested in serving on the DRC to contact the SPOA Board.

COVENANT ENFORCEMENT – Committee chair Jim Spiker has asked Jill Baron to be sure to acknowledge all complaints. She also will provide copies of all correspondence to the committee chair and to John Carlson. Mr. Carlson will be working on identifying what the main covenant enforcement issues are, and citing the Documents related to those complaints. He has also designed a construction site form, which can be used to notify contractors of any problems with the construction sites.

METRO BOARD – Community Center Issue: Ms. Levine-Rosen has spoken to at least 2 teachers who have reported a negative experience with the Community Center staff when they rented the Center for school functions. It was pointed out that the rental contract clearly states that the renter is responsible for leaving the Center clean. Don Cohen, representing the BCMD, will offer to meet with school staff to air this issue, and to clarify the responsibilities of groups who rent the Center. Mr. Cohen also reported that the Metro Board is currently tracking the Community Center use, both free and paid, which has not been done in the past.

Traffic Issues: At the request of the Metro Board, the Sheriff's office now tracks its contact hours in Singletree; they average approximately 30 hours per month. Mr. Cohen reported that the County Engineer is now more positive about speed bumps than in the past, and that the Metro Board is looking into "Cordillera-type" speed bumps, which are wider than the one on Miller Ranch Road. Mr. Cohen expressed appreciation for all the work Doug Crichfield has put into this matter.

The Metro Board will be considering a donation to the Vail Valley Foundation for the Eagle River Preserve open space, also know as Eaton Ranch. Mr. Cohen also mentioned the need to devote some funds to trail planning and such for the West Avon parcel adjacent to Singletree, and suggested that SPOA might consider this.

Spring Party – The Board decided not to have music at the Spring Party.

Spring Clean-Up – We must send out postcards reminding residents of the Clean-up date and time, as we stated in the Newsletter we would do. This will need to be done before the April Board meeting.

The Board went into executive session to discuss the filling of the existing vacancy on the Board created by Stuart Zimmerman's resignation. After discussion the following resolution was made, seconded and unanimously adopted:

RESOLVED that Patti Kemp is hereby elected as a Director of the Association.

ADJOURNMENT – The meeting was adjourned at 9:30 p.m.