

**SINGLETREE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES
April 21, 2005**

A Regular Meeting of the Board of Directors of the Singletree Property Owners Association was held on Thursday, April 21, 2005 at 7:00 p.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Reese Johnson, Beth Levine-Rosen, Dave Priboth, Jim Spiker, Doug Crichfield, Larry Benway and Patti Kemp. Lauren Burnett and Ivylyn Scott were absent.

George Gregory, Sid Fox, Jay Ufer, Connie & Chuck Powers, Don Cohen were also in attendance for the CME discussion.

MARCH MINUTES – The minutes of the March 17, 2005 meeting were reviewed.

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

TREASURER'S REPORT – Mr. Spiker will contact Mr. Carlson to submit a more complete invoice. The new procedure for checks was discussed. Ms. Levine-Rosen is still in the process of discussion regarding DRC fees. Mr. Perkins had to cancel the scheduled meeting so a report will not be available until next month. By motion duly made and seconded, it was unanimously

RESOLVED to accept the Treasurer's report.

Ms. Levine-Rosen and Mr. Johnson will meet with Robertson & Marchetti to further discuss the procedure for payment of accounts payable.

DRC UPDATE – Mr. Gregory had nothing new to report.

COVENANT ENFORCEMENT – Ms. Baron's Covenant Summary stated that there were 5 active cases at this time in varying degrees of notification. Mr. Spiker reported that the Covenant Enforcement Committee had met on March 30, 2005. The Committee members discussed SPOA's ability to deal with uncorrected violations. The consensus of the Committee members was that SPOA should investigate ways to strengthen enforcement. Mr. Spiker also asked about a property owner who would like to leave his commercial vehicle parked at his residence after removing the ladders but not the rack. Mr. Spiker will follow-up on this issue. Mr. Johnson suggested storing the vehicle at the job site and not in Singletree.

COLORADO MOUNTAIN EXPRESS – Mr. Ufer and Mr. Fox explained the PUD amendment which CME is requesting the County Commissioners to approve. CME wants to park vehicles at Berry Creek Miller, Tract B – (Eagle County School District holds the lease for this property). CME wants to sub-lease this additional space from the equestrian center to increase parking by 30 spaces. Mr. Ufer stated that this area will not be paved and no additional lighting will be necessary. Mr. Ufer stated that parking would only be used during the winter season. Additional temporary parking is being proposed to "improve operation efficiency". Mr. Powers commented that the current limit for parked vans was 89. Mr. Gregory reviewed the past history (1999) of the CME proposal. Mr. Cohen stated that the BCMD considered this to be a transient issue which would disappear in 7 years when ECSD builds its school and other projects come into existence. Mr. Gregory stated that the aesthetics of the area was the primary concerns in 1999. The next hearing is April 26th.

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After the presentation, the Board discussed the proposal. The Board concluded that the CME proposal should be opposed, primarily because (i) long term commercial activities should not be allowed in the fifth filing (ii) CME's request violates the spirit of the settlement made in 1999, and (iii) the visual aesthetics of the area will be adversely impacted by the additional vehicles. Upon motion duly made and seconded, the following resolution was unanimously adopted:

RESOLVED, that SPOA should oppose the pending request of CME to amend the Berry Creek-Miller Ranch PUD.

Mr. Johnson asked Chuck Powers, George Gregory and Dave Priboth to attend the hearing on April 26th to represent SPOA.

EDWARDS OVERLOOK – The Board discussed the proposed Edwards Overlook project. One of the concerns is the location of the road (where does it go). The Board agreed that the project should be watched carefully although at this time it is early in the planning stages.

Signage and Crossings - Mr. Crichfield discussed signage and crossings and the potential benefits and costs. The cost may be \$5 – 10 thousand per crossing. Mr. Crichfield suggests putting in 2 of these crossings and then assessing the reaction of the community.

Cleanup day – The Board agrees to donate \$250.00 to the Eagle River Water Shed Council.

Spring Party – Party plans were discussed. Mr. Crichfield agreed to order the wine and beer for the event.

Property Owners Letter (Raymond Bleeze) – Mr. Johnson will reply to Mr. Bleeze regarding his concern of the fox & deer in the Singletree Community.

ADJOURNMENT – There being no further business to come before the Board, the meeting was adjourned at 9:50 p.m.