

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

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

The members present were: Reese Johnson, Lauren Burnett, Ivylyn Scott, Patti Kemp, Doug Crichfield and Beth Levine-Rosen. Larry Benway, Dave Priboth and Jim Spiker were not in attendance. George Gregory and Don Cohen were also in attendance.

**JUNE MINUTES** – The minutes of the June 16, 2005 meeting were reviewed.

**RESOLVED** to approve the minutes of the June 16, 2005 meeting as corrected.

**TREASURER'S REPORT** – Ms. Levine-Rosen reviewed the June financial statements and payables with the Board. Upon motion duly made and seconded, and unanimously

**RESOLVED** to accept the Treasurer's report.

**COVENANT ENFORCEMENT** – Ms. Baron's summary of activity report states that there were 36 phone calls, 5 faxes and 12 emails for the past month. There are 18 active cases in varying degrees of notification.

**DIACHOK APPEAL** – Mr. Gregory explained that the DRC's position with respect to the faux wood windows that Marie Diachok wished to use. Pablo Tempir, Bob Knox and Marie Diachok were present to discuss their appeal of the DRC's decision. Mr. Knox stated that there is no difference between the proposed window product and any vinyl window that the DRC has approved in the past. Mr. Gregory indicated that the reasons the DRC disagreed. After discussion, a motion was made, seconded and unanimously adopted to deny the appeal.

**RESOLVED** to deny the request to install the faux wood finish windows.

**DESTINATIONS DEVELOPMENT** – Mr. Gregory discussed the issue of use regarding the house which Destinations Development proposes to build on the property. The DRC' was uncertain as to whether the proposed use was permissible under the Singletree covenants.

Jim Stoval and Stan Dubrin were present on behalf of Designations Development to answer any questions that the Board may have regarding the use of the project. Mr. Dubrin explained that Destinations' concept is to build 6000 sq. ft. vacation homes. The cost will exceed 2 million dollars. A concierge will live in the private apartment which will adjoin the main residence. Mr. Dubrin stated that it is not a time share or a fractional ownership property. The concept is that 8 owners will all have a deed to their share and Destination Resorts keeps a 4% ownership in the home. Owners can use other homes within the company which plans to have a maximum of 12 homes in desirable areas for their client's use. The President appointed a committee consisting of Reese Johnson and Lauren Burnett to review the company's documents, meet with Wendall Porterfield and report back to the Board at the next meeting. Discussion was tabled until the next meeting.

**BERM LANDSCAPING** – Ms. Scott would like to see an addition of trees on the new berm to enhance the community. Ms. Scott also mentioned her disappointment with the lack of flowers at the entrance to Singletree.

**BERRY CREEK METRO DISTRICT** – Mr. Cohen suggests forming a “Community Focus Group” to identify neighborhood issues, capital improvements, etc., and outline a long range funding process.

**ANNUAL MEETING** – Assignments were discussed for the annual meeting. SPOA will supply approximately 100 bottles of water for the meeting.

**DRC FEE ISSUE** – Mr. Johnson reported that he and Beth Levine-Rosen had met with the DRC and recommended approving, on a trial basis, the new approach to the fees of the DRC's Architectural Consultant outlined in the memo dated July 17, 2005 which was distributed to the Board by e-mail. Upon motion duly made and seconded, the Board unanimously accepted the proposal for a five month trial period.

**RESOLVED** to accept the proposal for a five month trial period.

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