

**SINGLETREE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTOR'S
MEETING MINUTES
August 18, 2005**

A Regular Meeting of the Singletree Property Owners Association was held on Thursday, August 18, 2005, at 7:00 p.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Reese Johnson, Dave Priboth, Jim Spiker, Ivylyn Scott, Larry Benway, Patti Kemp, Doug Crichfield, Lauren Burnett and Beth Levine-Rosen. George Kahrhoff, Johannes Faessler, George Gregory, Chris Neuswanger, Jerry Savold were also in attendance.

MEETING MINUTES – The July 21, 2005 meeting minutes were approved as corrected.

TREASURER'S REPORT – Ms. Levine-Rosen presented the Treasurer's report to the Board for their review. A motion was made to accept the Treasurer's report. The bookkeeping issue is still being reviewed and discussed at this time.

RESOLVED to accept the Treasurer's report.

Mr. Priboth stated that he and Mr. Johnson met with Jim Douras to discuss the accounting needs of SPOA including the audit. At the request of the Board, Ms. Martinez-Johnson will do the assessment billing for the next year.

DRC UPDATE – Mr. Gregory stated that the McSpadden residence on Longhorn has garnered a great deal of criticism from the community. A great deal of value engineering has taken place although the color is the main concern. Mr. Gregory suggested to the McSpadden's that 2 or 3 color samples be assembled on a board so that the Committee can review them. The fountain at 320 Longhorn was discussed and it was decided that it is a landscape element.

COVENANT ENFORCEMENT – Ms. Baron's Covenant Enforcement Summary states that she had received 45 calls and 11 e-mails for June/July. There are 13 active cases in varying degrees of notification. Mr. Spiker and Mr. Johnson met with Mr. Carlson regarding a plan for fining (forfeiture of deposit) construction projects when they do not comply with the DRC Guidelines.

METRO BOARD LIAISON UPDATE – The most recent approved minutes were included in the Board packets.

DESTINATION RESORTS - After a meeting with legal counsel to discuss the usage issue of the project, the committee determined that the Destination Development project violates the residential and business part of the covenants. Ms. Burnett suggests seeking info from Eagle County regarding zoning issues.

RESOLVED to accept the recommendation of the Committee.

PLANTING PLAN FOR THE NEW I-70 BERM - George Kahroff, General Manager of the Sonnenalp Golf Club was present to ask the Board members to contribute \$2,000 to help landscape the new I-70 berm on Winslow Road. Mr. Spiker suggests that Mr. Kahroff submit a five-year plan to the Board for their review. A motion was made to contribute \$2,000 to landscape the I-70 berm.

RESOLVED to contribute \$2,000 to landscape the I-70 berm.

BALATA NOISE ISSUE – Chris Neuswanger was present to discuss the noise issue. He has talked to Matt Jones at Balata’s and he indicated that they would try to keep the noise level down. Mr. Neuswanger reports that the noise level is at 80 decibels in his living room. The County Covenant Enforcement Officer sent a letter to Balata’s saying that the noise level must be at 55 decibels. Mr. Faessler responded that whatever reasonable solution the Board suggests he would comply with. Mr. Faessler has monitored the decibel level and states that he is keeping the noise level at 55 decibels.

TRAFFIC ISSUES ON RAWHIDE - Mr. Savold was present to request help in reducing the speed and amount of traffic on Rawhide Road between Winslow and Longhorn. The BCMD sent a post card to all residents asking that Rawhide not be used as a short cut. Mr. Savold would like the Board to get behind this effort to accomplish traffic control. The Board stated that perhaps stop signs. Mr. Crichfield suggest reimbursing the County for two stop signs to rectify this problem. Mr. Spiker made a motion to address a letter to the County offering to help fund two sets of stop signs at Stetson & Rawhide and Miller and Rawhide.

RESOLVED to address a letter to the County offering to help fund two sets of stop signs at Stetson & Rawhide and Miller and Rawhide.

EAGLE RIVER PRESERVE – The results for the survey were in favor of contributing money to fund the purchase of the Eagle River Preserve. A motion was made to contribute \$25,000 to the Eagle River Preserve.

RESOLVED to contribute \$25,000 to the Eagle River Preserve.

NOTE: 8 for and 1 against.

SPOA LANDSCAPE IMPROVEMENTS – Chairman Larry Benway will meet with Ms. Burnett and Ms. Levine-Rosen to target landscape improvement areas and come up with a long-range plan. More info will be available at the next meeting. A motion was made to allocate \$20,000 for the landscaping of the 5th and 6th fairway berms subject to the Beautification Committee submitting a master plan within the next 6 months.

RESOLVED to allocate \$20,000 for the landscaping of the 5th and 6th fairway berms subject to the Beautification Committee submitting a master plan within the next 6 months.

ADJOURNMENT – The meeting was adjourned at 10:00 p.m.