

SINGLETREE PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING MINUTES
August 24, 2005

The Annual Meeting of the Singletree Property Owners Association was held on Wednesday, August 24, 2005, at 7:00 p.m., at the Singletree Community Center, Edwards, Colorado.

The Board of Directors present were: Reese Johnson, Beth Levine-Rosen, Patti Kemp, Doug Crichfield, Lauren Burnett, Ivylyn Scott, Dave Priboth, Jim Spiker and Larry Benway. Approximately 126 property owners in attendance and 50 proxy votes were submitted. SPOA Accountant, Ken Marchetti, was also in attendance.

INTRODUCTION – Mr. Johnson introduced the current members of the Board of Directors and gave a brief update on the past year's activities. Mr. Johnson reported that the results of the survey sent to property owners regarding a contribution to the Eagle River Preserve for the Eaton Ranch Parcel were as follows:

- No contribution – 150 votes.
- \$25,000 contribution – 134 votes.
- \$50,000 contribution – 131 votes.

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

Mr. Johnson explained the forfeiture of deposits to be \$270,000, income from interest. The Community survey was sent in the spring of 2004 and the results are posted on the web site. The survey concluded that 64% of property owners voted for the general beautification within the subdivision. Mr. Johnson stated that the Board had recently appointed a Beautification Committee to submit a five year plan for projects. Mr. Johnson stated that SPOA had donated \$12,000 to the golf course berm project. A \$50,000 donation for adoption of Forest Service land is still in the works.

PROOF OF NOTICE - Mr. Johnson read the proof of notice letter submitted by Ms. Martinez-Johnson stating that an agenda, proxy and financial information were sent to all property owners 30 days prior to the annual meeting.

Declared a quorum

CONSIDERATION OF AUGUST 25, 2004 ANNUAL MEETING MINUTES – There was a motion to dispense with the reading of the annual meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to accept the August 25, 2004 annual meeting minutes.

COVENANT ENFORCEMENT REPORT – Mr. Spiker reported that it had been a busy year for covenant enforcement. Mr. Spiker explained that complaints are referred to Jill Baron. SPOA has hired John Carlson as administrator for covenant enforcement. Mr. Carlson has made visits to 27 construction projects to make sure problems are mitigated. In addition, he has researched other HOA's to see how they handle covenant enforcement. Mr. Spiker stated that there needs to be revisions in the Covenants to levy fines and this will be explored during the upcoming year. He also stated that a larger part of the budget is being used for Covenant Enforcement.

TREASURER'S REPORT – Beth Levine-Rosen explained the budget for the next year. The budget has increased due to covenant enforcement. One area to change is the accounting process. Annual assessments will remain at \$50.00 per year. Ms. Levine-Rosen explained that

the Board will be interviewing CPA's and this will be during the year and will be reported in newsletter or on web site. Ms. Levine-Rosen also reported that she has put together a Treasure's Manual to aide future directors.

DESIGN REVIEW COMMITTEE UPDATE – Mr. Gregory introduced the DRC members and thanked them for their hard work during the past year. He also reported that the Committee had 30 preliminary reviews, 16 conceptual reviews, 17 final reviews and 87 miscellaneous issues for the past year.

BERRY CREEK METRO DISTRICT REPORT - Don Cohen introduced the BCMD members. He explained that the BCMD is funded by property taxes. He also explained the capital projects the BCMD is involved in and encouraged property owners to view the web site for updates, information and maps. Mr. Cohen said that BCMD continues to work with the Forest Service on trail improvements. The District is also working close with the Forest Service and the Town of Avon to adopt land surrounding Singletree and to add hiking/biking trails. The entrance to Singletree is being worked on and annuals will be eliminated as they look for a more long term solution. The District has added an aeration system to the pond and they plan to add a climbing structure for kids. BCMD has also added speed bumps in certain areas for safety reasons.

ELECTION OF DIRECTORS – Mr. Johnson explained that there are four seats open for Board of Directors. 3 positions carry a 3 year term and 1 position will carry a two year term. The nominations were as follows:

- Reese Johnson
- Beth Levine-Rosen
- Patti Kemp
- Herb Luhman
- Corey Carlson
- Doug Cogswell
- Chuck Powers

The nominees gave a brief introduction regarding their nomination. The Election Officers were: Larry Benway and Ken Marchetti and Stuart Zimmerman

The Singletree property owners elected Herb Luhman, Corey Carlson, Doug Cogswell and Chuck Powers as directors.

PROPERTY OWNER INPUT - Paulette McDougal encouraged property owners to use the immediate care facility at the Shaw Center which is in danger of being discontinued.

Security in Singletree was discussed and property owners would like more lights in the Chip Ramsey Park parking lot.

Property owners would like the Board to revisit the cluster mail box issue – Mr. Cohen explained that the roads in Singletree are too narrow for the installation of cluster boxes. Mr. Cohen will continue to explore the possibility of a postal building like the one in Cordillera. Mr. Cohen suggests organizing a focus group to look at long term plans to fund upgrades.

The burying of the power line was discussed.

Property owners were reminded to pick up after their dogs.

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