

SINGLETREE PROPERTY OWNERS ASSOCIATION

MEETING MINUTES

January 8, 2004

A Regular Meeting of the Singletree Property Owners Association Board of Directors was held on Thursday, January 8, 2004, at 7:00 p.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Doug Crichfield, Ivylyn Scott, Jim Spiker, Stuart Zimmerman, Carla Borkan, Beth Levine-Rosen, Reese Johnson and Larry Benway. Not present was Len Nacht.

The DRC Chairman, George Gregory, was also in attendance.

NOTE: The December meeting was cancelled for lack of a quorum.

CONSIDERATION OF NOVEMBER MEETING MINUTES – The Board reviewed the November 6, 2003 meeting minutes. There was a correction in the paragraph titled Berry Creek Metro District Report. In the fourth sentence it should read that the total cost of the new sign and landscaping was estimated to be \$10,000. Ms. Scott made a motion to approve the November 6, 2003 meeting minutes as amended. By motion duly made and seconded by Mr. Spiker, it was unanimously

RESOLVED to approve the November 6, 2003 meeting minutes as amended.

CONSIDERATION OF NOVEMBER AND DECEMBER PAYABLES AND FINANCIAL STATEMENTS – Ms. Levine-Rosen presented the November and December payables and financials for the Boards review. There was discussion regarding the contribution to the Winslow Road Singletree east entrance sign and landscaping. The Board was under the impression that the contribution would be \$5,000, rather than the \$10,000 reported. The Board had stated that it would contribute 50% of the cost, having been told that the total cost would be \$10,000.

There was discussion regarding future projects, i.e. beautification, etc.

Mr. Benway moved that in the future the Board vote on an exact dollar amount when contributing funds to a project. By motion duly made and seconded by Mr. Zimmerman, it was unanimously

RESOLVED to vote on an exact dollar amount when contributing funds to a project.

Ms. Borkan moved to approve the December financial statements and payables. By motion duly made and seconded by Mr. Zimmerman, it was unanimously

RESOLVED to approve the December financial statements and payables.

Ms. Levine-Rosen presented the Treasurer's Information document. It is not complete at this time and will be finalized in the next few months. All comments and suggestions should be forwarded to Ms. Levine-Rosen within the next two weeks.

Mr. Crichfield reported that in December SPOA filed Form 1120, US Corporate Income Tax Return, and CO Form 112, Colorado Corporate Income Return.

DRC UPDATE – Mr. Gregory gave a brief report of the past months activities. He reported that the DRC is seeing a significant number of remodels. He also gave a brief report on the Las Vistas project. The DRC stated that they would like to see a plan that is consistent with the Las

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Vistas Development. Mr. Johnson moved to re-appoint Mr. Gregory and Ms. Woody for 3 year terms to the DRC. By motion duly made and seconded by Ms. Scott, it was unanimously

RESOLVED to re-appoint Mr. Gregory and Ms. Woody for 3 year terms to the DRC.

COVENANT ENFORCEMENT REPORT – Ms. Baron’s report stated that she had received 9 phone messages for the month of December. Eight cases closed due to compliance. There are 3 active cases in varying degrees of notification. Mr. Johnson reported that 10 Chute Circle has obtrusive lighting that is left on all night although the owners are not there most of the time. This is a covenant violation and will be handled by the Covenant Enforcement Officer.

BERRY CREEK METRO DISTRICT – Mr. Bergh and Mr. Cohen were present to discuss purchasing lots for open space usage. Mr. Cohen presented the issue of burying the power lines in the Singletree subdivision. A major portion of the funding could come from property owners who are affected by the lines. If the lines are buried, it could produce an additional lot that could be sold for approximately \$250,000. Mr. Cohen stated that at this time the proposed project is only in the planning stages. Mr. Cohen also discussed the issue of the newspaper enclosures. The Vail Daily will help fund new, attractive enclosures at the entrance to Singletree.

COMMUNITY SURVEY – Mr. Spiker discussed the revisions to the community survey. A draft will be sent to board members within the next week for their review.

SPRING COMMUNITY PARTY – There will be no silent auction. A date and plans will be discussed at a future meeting.

CLEAN-UP DAY – A date for the clean-up day will be set by the next meeting.

NEW BUSINESS – The Alternative Materials Subcommittee will meet with the DRC at its next scheduled meeting.

ADJOURNMENT – There being no further business to come before the Board, by motion duly made and seconded, it was unanimously

RESOLVED to adjourn the Regular Meeting of the Singletree Property Owners Association Board of Directors meeting, this the 8th day of January, 2004.