

SINGLETREE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

February 5, 2004

A Regular Meeting of the Singletree Property Owners Association Board of Directors meeting was held on Thursday, February 5, 2004 at 7:00 p.m. at the Singletree Community Center, Edwards, Colorado.

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

DRC chairman George Gregory and Berry Creek Metro District Board member Peter Bergh were also in attendance.

CONSIDERATION OF JANUARY MEETING MINUTES – There are enough corrections to the January minutes that the Board requested they be retyped and distributed, along with the February minutes, for the March meeting. Mr. Johnson moved to approve the January 8, 2004 meeting minutes as amended. By motion duly made and seconded by Mrs. Scott, it was unanimously

RESOLVED to approve the January 8, 2004 meeting minutes as amended.

CONSIDERATION OF JANUARY PAYABLE AND FINANCIAL STATEMENTS – Ms. Levine-Rosen presented the January payables and financials for the Board's review. There was discussion of whether the financials could be mailed to Board members with the meeting agenda, in order to review them before the meeting. This is not possible since the financials are prepared following the end of each month, and the Board meeting occurs in the first week of the ensuing month. Changing the date of the Board meeting was discussed, but the consensus was to retain the first Thursday meeting date.

Ms Levine-Rosen suggested the possibility of delaying for a few months any transfer from the Balance Fund to cover any shortage of expenses (such as for the new entry sign and DRC expenses last month), but the consensus of the Board was to transfer funds as they are needed, rather than wait. The Treasurer will direct Robertson & Marchetti to do so.

When a Singletree homeowner sells his/her property, or accountant, Robertson & Marchetti, is required to provide information to the title company. In the past, SPOA has been billed this charge of approximately \$50.00. The consensus of the Board was to have our accountant bill the homeowner directly for this charge in the future. The Treasurer will direct Roberson & Marchetti to do so.

Mr. Benway suggested the Robertson & Marchetti provide a code number in the far left column of the Statement of Revenues and Expenditures ("financials") to assist in locating items and to expedite discussions of these items. The Treasurer will direct Robertson & Marchetti to do so. Ms. Levine-Rosen distributed copies of the proposed SPOA Treasurer's Information document and asked for any input from Board members. This process will require several drafts before finalization.

Mr. Nacht moved to approve the January financial statements and payables. By duly made and seconded by Mr. Johnson, it was unanimously

RESOLVED to approve the January financial statements and payables.

DRC UPDATE – Mr. Gregory reported that the past month has been a quite one in which matters before the DRC have been approved without controversy. The SPOA Board's Alternative Materials Subcommittee met with the DRC; the ensuing decision, with Ms. Levine-

Rosen opposed, was that the DRC does not at this time need to change its policy regarding roofing materials. Mr. Gregory stated that the DRC is not opposed to alternative materials on principle, but is opposed to those that will lower the perceived quality of a dwelling. The DRC will continue to review new alternative materials as they become available. The DRC's reluctance to consider synthetic materials, even when they are attractive, is based on the problem of opening the floodgate. Prior SPOA Boards have instructed the DRC to keep the bar high in this regard. Ms. Levine-Rosen will notify Mr. Klein that there has been no change in DRC policy regarding asphalt shingles, and that his appeal therefore remains denied.

COVENANT ENFORCEMENT REPORT – Ms. Baron's Covenant Enforcement Report stated that she received 14 phone messages for the month of January. There were 3 cases closed due to compliance, and 8 active cases in varying degrees of notification. Mr. Johnson reported that the owner of 10 Chute Circle has turned out his lights that brought on complaints and is considering alternative lighting. Notices are being sent to homeowners who are storing snowplows in their driveways. Several Board members expressed concern over improper maintenance of 20 Stagecoach; a second letter will be sent.

NEIGHBORHOOD ISSUES - Mr. Crichfield reported on his discussion with the golf club manager and course superintendent regarding the berm. It should be completed by late spring. Unfortunately, CDOT insists that the low spot in the berm be maintained because of their concern regarding a culvert that runs underneath it. That spot will be 6 feet lower than the rest of the berm. There was discussion of the possibility of a wall or dense landscaping to improve that area.

Mr. Bergh suggested that each and every SPOA/BCMD newsletter have a paragraph reminding homeowners that the golf course is private property. The Sonnenalp Golf Club allows residents to use it for snow-shoeing and x-c skiing in winter, but that privilege should not be abused.

BERRY CREEK METRO DISTRICT BOARD – Mr. Spiker gave a thorough report of the last BCMD Board meeting. The new street lights and signs are now completed and the old poles will be cut to 1" high. The BCMD Board will donate the old street signs to SPOA, to be auctioned at the next SPOA social function. The lighting project came in at approximately \$13,000 over budget (\$130-140,000 total) because of the requirement for each light to have its own cut-off. The new lights, however, should save approximately \$5,000 a year in operating and replacement costs. The Community Center will be remodeled; the sliding door to the meeting room will be replaced with a permanent wall, the fitness center will be enlarged and improved, and additional lights and ceiling fans will be installed in the main room. The estimate provided by HCE for burying the power line is \$800,000, rather than the \$600,000 previously reported. Mr. Bergh stated that if the BCMD opted to contract the job, it could perhaps get a lower figure.

OLD BUSINESS

COMMUNITY SURVEY – Mr. Spiker distributed the latest version of the survey, and the SPOA Board and Mr. Bergh, representing BCMD Board, reviewed it item by item and edited it. Mr. Zimmerman had passed on a suggestion regarding question #9, that the joint contribution from SPOA/BCMD be commensurate with the resources of each Board. Mr. Spiker and Mr. Bergh will finalize the survey and it will be sent out in the near future.

SPRING COMMUNITY PARTY – Tabled until the next meeting.

CLEAN-UP DAY – Tabled until the next meeting.

NEW BUSINESS – For the past 2 years, the SPOA Annual Meeting has been held the night before school opens for students. Ms. Levine-Rosen will check the school calendar for next year so that we can avoid this conflict. SPOA By-laws state that the Board can set the date for the Annual Meeting, provided it is within 120 days of the end of the fiscal year.

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 this, the 5th day of February, 2004.