

SINGLETREE PROPERTY OWNERS ASSOCIATION

MEETING MINUTES

May 6, 2004

A Regular Meeting of the Singletree Property Owners Association Board of Directors was held on Thursday, May 6, 2004, at 7:00 p.m., at Singletree Community Center, Edwards, Colorado.

The members present were: Doug Crichfield, Len Nacht, Jim Spiker, Stuart Zimmerman and Beth Levine-Rosen.

CONSIDERATION OF APRIL MEETING MINUTES – The Board reviewed the April 1, 2004 meeting minutes. Mr. Spiker Made a motion to approve the April 1, 2004 meeting minutes. By motion duly made and seconded by Ms. Levine-Rosen, it was unanimously

RESOLVED to approve the April 1, 2004 meeting minutes

CONSIDERATION OF APRIL PAYABLES AND FINANCIALS – Ms. Levine-Rosen presented the payables and financial statements to the Board for their review. There were issues regarding billing, accounting and invoices. Beth was instructed to meet with Mr. Marchetti to discuss these issues. Timely billing and explanations of billing were in question. Mr. Zimmerman made a motion to approve the April payables and financials as submitted. By motion duly made and seconded by Mr. Nacht, it was unanimously

RESOLVED to approve the April payables and financials.

The Treasurer's report will be concluded next month.

DESIGN REVIEW COMMITTEE UPDATE – The meeting minutes of March 25th and April 8th were included in the Board packets for review.

COVENANT ENFORCEMENT REPORT – Ms. Barons' Covenant Enforcement Summary stated that there were 6 cases closed due to compliance. A copy of Ms. Barons Summary of Activity for April was included in the May meeting packets for the Boards review. There are 11 active cases in varying degrees of notification. Mr. Johnson will discuss the garage sale signs issue with Ms. Baron.

BERRY CREEK METRO BOARD LIASON UPDATE – Mr. Cohen gave a brief report on Senate Bill 04-221 which gives additional powers and duties to the Metro Board including Covenant Enforcement and Design Review Services and changes the revised statutes allowing Property Owner Boards to consolidate their efforts. Mr. Cohen also discussed the new web site and how it will be presented to the public. The BCMD will purchase 30 cottonwoods that will extend the tree line at the west entrance to Singletree. Mr. Cohen is still working on the power line burying issue and is currently

working with Holy Cross to obtain estimates for this project. Motorized vehicles are prohibited on the June Creek Trail. The BCMD has contacted the County regarding speed limits. A plan to stripe Charolais Circle with a double yellow line was discussed. The Board reviewed a letter from Chuck Powers that was sent to SPOA and BCMD. The letter was in reference to Vassar Meadows/West Avon Forest Service Parcel. Mr. Zimmerman brought up the issue of how these conservation issues are rushed and then nothing happens for years. Mr. Cohen stated that these issues would all rationalize itself out and that things will change.

SPRING CLEAN-UP REPORT – Approximately 50 property owners were in attendance to help clean up the subdivision and the adopted portion of I-70.

COMMUNITY PARTY – Invitations will be sent to property owners by early next week. RSVP cards will be mailed to Ms. Scott. Mr. Spiker and Mr. Crichfield will take care of ordering the beer and wine for the event. Ms. Levine-Rosen will work with Mr. Cohen on the silent auction.

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 this the 6th day of May, 2004.