

**SINGLETREE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES
June 3, 2004**

A Regular Meeting of the Singletree Property Owners Association Board of Directors was held on Thursday, June 3, 2003 at 7:00 p.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Doug Crichfield, Jim Spiker, Reese Johnson, Len Nacht, Beth Levine-Rosen, Ivylyn Scott. Larry Benway and Stuart Zimmerman were not in attendance. Dave Priboth, Carolyn Pope, Chuck Powers, Don Cohen, Sandy Donnelly and George Gregory were also in attendance.

CONSIDERATION OF MAY MEETING MINUTES – The Board reviewed the May 6, 2004 meeting minutes. Mr. Nacht made a motion to approve the May 6, 2004 meeting minutes. By motion duly made and seconded by Ms. Levine-Rosen, it was unanimously

RESOLVED to approve the May 6, 2004 meeting minutes as submitted.

TREASURER’S REPORT – Ms. Levine-Rosen presented the financial statements and payables to the Board for their review. Mr. Johnson made a motion to approve the financial statements and payables and bill BCMD on selected items for half of the Community party. BCMD has already been billed for half of the cost of the survey. By motion duly made and seconded by Mr. Nacht, it was unanimously

RESOLVED approve the financial statements and payables and bill BCMD on selected items for half of the Community party.

Ms. Martinez-Johnson will send out letters of intent to file a lien to property owners over 120 days past due.

The treasurer’s manual will be completed by the next meeting.

DRC UPDATE – Mr. Gregory gave a brief report on the past months activities of the DRC. Mr. Gregory reported that the guard rail fence is not permitted at 1041 Singletree Road and described as Lot 57, Blk 5, Flg. 4. Mr. Gregory also reported on a property that was approved conceptually (which only looks at massing and how it fits into the neighborhood) and now there are square footage issues. Hammerheads in the setbacks are also continuing problem.

COVENANT ENFORCEMENT REPORT – Mr. Johnson stated that there were problems communicating with the DRC and the Covenant Enforcement Officer. Mr. Johnson brought up the issue of trashcans that are not put away out of sight. Letters will be sent to the owners who are not in compliance.

A draft of the “Board Committee to Recommend Plans for the Expenditure of Forfeited DRC Escrow Funds was presented by Mr. Johnson. The date of the draft is 6/3/04. A final version will be prepared and filed as an exhibit to the minutes of this meeting.

Ms. Baron’s report for the month of May stated that there were 5 cases closed due to compliance. There are 25 active cases in varying degrees of notification. Issues such as commercial vehicles

and trailers in driveways and failure to maintain property were most of the complaints last month.

METRO BOARD LIAISON UPDATE – Mr. Cohen reported that Senate Bill 04-221 was signed and gives Metro Districts the power to take over property association and Design Review Committees duties if they so wish. The BCMD continues to work on the speed limit issues. Mr. Cohen presented information on the new web site and how it operates.

COMMUNITY PARTY UPDATE – The party was very successful. Approximately 250 property owners attended the event.

WEST AVON PARCEL – Mr. Powers was present to discuss the Vassar Meadows/West Avon issues. Mr. Powers stated that unless credible leadership is demonstrated and a revised plan is proposed that is feasible and can be executed in a timely manner this opportunity could be lost forever. He states that BCMD would like to have the majority of control of this project since it impacts Singletree so greatly. The Berry Creek Metro District is prepared to donate \$300,000 to aide in the purchase of the 480 acres that will remain as open space. Additional funds will be needed. BCMD stated that a donation of \$100,000 from SPOA would be needed. All designated funds will be put back into the general fund if the deal is not complete. Mr. Power's letter will be included in the next Board packet. Mr. Gregory brought up the issue of selling 35 acre parcels with deed restrictions to help fund the project.

SENATE BILL 04-221 – The bill was signed on May 21, 2004 and allows Metro Districts' safety, design review and covenant enforcement powers. A joint committee will be formed to discuss the possible issues and responsibilities of the two Boards.

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

RESOLVED to adjourn the Regular Meeting of the Singletree Property Owners Association this the 3rd day of June, 2003.