

**SINGLETREE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES
August 5, 2004**

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

The members present were Doug Crichfield, Stuart Zimmerman, Reese Johnson, Ivylyn Scott and Larry Benway. Beth Levine-Rosen, Len Nacht, Carolyn Pope and Jim Spiker were not in attendance.

George Gregory and Don Cohen were in attendance.

CONSIDERATION OF JULY 1, 2004 MEETING MINUTES – The Board reviewed the July 1, 2004 meeting minutes. The second paragraph should read that Ivylyn Scott was in attendance. In the paragraph titled Consideration of Minutes, it should read that the BCMD was billed for half the cost of the survey. Also in the paragraph titled Consideration of Payables and Financial Statements, it should read that a final copy of the Treasurer’s Manual (not report) was presented to the Board for their review. Mr. Zimmerman moved to approve the July 1, 2004 meeting minutes as amended. By motion duly made and seconded by Ms. Scott, it was unanimously

RESOLVED to approve the July 1, 2004 meeting minutes as amended.

CONSIDERATION OF JULY PAYABLES AND FINACIALS – The Board reviewed the July financials and payables. Mr. Zimmerman moved to approve payables and financials as submitted. By motion duly made and seconded by Ms. Scott, it was unanimously

RESOLVED to approve payables and financials as submitted.

COVENANT ENFORCEMENT REPORT – Ms. Baron’s Covenant Report stated that there were 20 cases that were closed due to compliance. There are 15 active cases in varying degrees of notification at this time. Mr. Johnson gave an update on the (Alleman) issue of commercial trucks that are being parked in driveways. There was much discussion regarding the interpretation of what is considered a “commercial vehicle”. In the past, if a vehicle had a logo on it, it was considered commercial. Mr. Johnson will draft an enforcement guideline and policy regarding pickup trucks larger than ¾ ton and submit it to the Board. Commercial vehicle policy will be an agenda item for the September meeting.

Excessive noise at the Balata Restaurant was also discussed since there had been a complaint. The owners of the restaurant had met with the complainer and this issue is in the process of being resolved.

Mr. Johnson also discussed the issue of homes that need painting and asked for assistance with the annual housing review. Larry Benway and Ivylyn Scott volunteered to assist in reviewing houses.

Mr. Johnson also discussed the workload for both the covenant administrator and the patrol officer. Terri Martinez-Johnson indicated that Rick Rigoli might be interested in serving as a second patrol officer. Mr. Johnson indicated he would follow up on the matter. Mr. Johnson also stated that the next Board should consider designating a Covanenat Enforcement Committee to assist the administrator (especially on housing

SPOA BOARD OF DIRECTORS
Meeting Minutes - 8/5/04
Page 2 of 2

maintenance issues). Members or past members of the Board or even members of the general community might be considered for membership.

DESIGN REVIEW COMMITTEE UPDATE - George Gregory gave a brief update on the past month's DRC activities. Mr. Gregory also discussed the ongoing issue of constructed elements in the setbacks and how the DRC deals with those issues. Mr. Zimmerman moved that the Design Review Committee has an obligation to ask for an ILC (Improvement Location Certificate) from owners when there is a discrepancy or to validate a recent improvement. By motion duly made and seconded by Mr. Benway, it was unanimously

RESOLVED that the Design Review Committee has an obligation to ask for an ILC (Improvement Location Certificate) from owners when there is a discrepancy or to validate a recent improvement.

BERRY CREEK METRO DISTRICT REPORT – Don Cohen was present to report that the Metro District had increased the level of responsibilities for Dan and John Carlson. John Carlson will do the booking, etc for the Community Center. Dan Carlson will coordinate the vendors for the parks and community center.

Mr. Cohen reported that there are errors in the Eagle County database and he is working to improve the problem.

Mr. Cohen also discussed a meeting that will be held next week with the Eagle County Land Trust, the Town of Avon, and numerous other entities to discuss the West Avon Parcel land exchange.

ANNUAL MEETING ASSIGNMENTS – The Board reviewed the annual meeting agenda. Mr. Crichfield discussed assignments for the annual meeting. Mr. Johnson will give an update on the past year's activities of Covenant Enforcement. Mr. Spiker will talk about survey results. Ms. Levine-Rosen will give a review of the budget and budget questions will be referred to the SPOA accountant, Ken Marchetti.

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 at 9:37 p.m., this the 5th day of August, 2004.