

# **SINGLETREE PROPERTY OWNERS ASSOCIATION**

## **ANNUAL MEETING MINUTES**

**August 25, 2004**

The Annual meeting of the Singletree Property Owners Association was held on Thursday, August 25, 2004 at 7:30 p.m., at the Singletree Community Center, Edwards, Colorado.

The Board of Directors present were: Doug Crichfield, Beth Levine-Rosen, Reese Johnson, Larry Benway, Ivylyn Scott, Stuart Zimmerman, Carolyn Pope and Jim Spiker. Len Nacht was not present.

Approximately 118 property owners were in attendance.

**INTRODUCTION** – Mr. Crichfield introduced the current members of the Board of Directors and gave a brief update on the past year's activities, including a very successful joint survey with the Berry Creek Metro District, the new web site, and completion of the golf course berm by this fall. He also stated that Covenant enforcement and Design Review were the main duty of SPOA and introduced and thanked the DRC Committee members for their hard work during the past year. He also announced that the Board of Director meetings will be changed from the first to the third Thursday of each month, in order to give the Board time to review the prior month's financials before the meeting. Also introduced were the SPOA accountant, Ken Marchetti and the SPOA attorney, Wendel Porterfield.

**PROOF OF NOTICE** – Mr. Crichfield read the proof of notice letter submitted by Ms. Martinez-Johnson stating that an agenda, proxy and financial information were sent to all property owners 30 days prior to the meeting.

**CONSIDERATION OF AUGUST 20, 2003 ANNUAL MEETING MINUTES** – There was a motion to dispense with the reading of the Annual meeting minutes. By motion duly made and seconded, it was unanimously

**RESOLVED** to dispense with the reading of the Annual meeting minutes.

**COVENANT ENFORCEMENT** – Mr. Johnson explained the focus of Covenant Enforcement. He suggests another survey targeting covenant enforcement to see where the community stands on these issues. Commercial vehicles parked in driveways were discussed, including the weight of such vehicles. Most complaints were in relation to boats, trailers and recreation vehicles parked on properties.

Mr. Johnson also reported that 2 fires were started by fireworks and encouraged the membership to report such activities to the police.

**DESIGN REVIEW COMMITTEE** – Chairman George Gregory introduced and thanked the DRC members with a special note of thanks to Karen Woody for her continued service. Mr. Gregory reported that there were 56 major reviews and 76 miscellaneous reviews. A property owner stated that new roofing materials should be reviewed because of the new fire mitigation issues. Mr. Crichfield stated that there are alternative roofing materials acceptable to SPOA and that there is a sub-committee that reviews new materials.

**SURVEY RESULTS** – Jim Spiker discussed the survey results. He stated that he worked with the Berry Creek Metro District to come up with a survey and the publishing of the survey results. Issues of importance to the property owners, in rank order were (1) parks and recreation; (2) landscaping projects and (3) trails; traffic, burying power lines, covenant enforcement, noise reduction and home mail delivery followed.

**TREASURER'S REPORT** – Beth Levine-Rosen presented the budget for 2004/05 for the membership's review. She explained that the budget does not have to be voted on by the community per the Covenants. Mr. Crichfield stated that there was a property owner who is concerned about how the taxes are filed and that the Board will research this issue and confer with the SPOA accountant.

The DRC funds and expenditures for the next year were discussed.

**METRO BOARD UPDATE** – Mr. Cohen gave a Power Point presentation that explained the differences between SPOA and the Berry Creek Metro District. He stated that SPOA is funded by dues and the main function is covenant enforcement, design review and community events. The Berry Creek Metro District takes care of the Community Center, parks, common lands and bond service. Mr. Cohen went on to explain the marketplace change in the valley and the population change and property value changes. Investments that have helped Singletree property values rise include the Community Center, parks, bike path, trail access, landscaping improvements, covenant enforcement and the new second entrance into Singletree. Newly completed projects include new street lamps and signs, tree planting along Berry Creek and Winslow, the June Creek trail improvements and Community Center upgrades. Mr. Cohen explained how the web site works and that it will include current events, Community Center rental information, meeting minutes, financial reports, maps, Covenants, Bylaws, Articles of Incorporation and the Design Review guidelines. The web site will soon include plat maps. He also mentioned that the Golf Club fitness class at the Community Center is free for all Singletree residents. Traffic issues, burying the power lines, open space and trail access were also discussed. The BCMD investment criteria takes into consideration the following factors when considering projects: how community values are improved; the breadth of population, which can use and enjoy the project; how the investment will leverage other dollars; social benefit and fiscal responsibility.

**WEST AVON PARCEL** – Don Cohen discussed protecting the West Avon parcel from development. More information will be published as it becomes available.

**ELECTION OF DIRECTORS** – The following members were nominated for Board of Director positions:

Stuart Zimmerman

Dave Priboth

Lauren Burnett

A motion was made to elect Stuart Zimmerman, Dave Priboth and Lauren Burnett to the Board of Directors. Each position carries a three-year term. By motion duly made and seconded, it was unanimously

**RESOLVED** to elect Stuart Zimmerman, Dave Priboth and Lauren Burnett to the Board of Directors.

**QUESTION AND ANSWER PERIOD** – Discussion topics included crime, fire, fall clean up and a noise reduction study.

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

**RESOLVED** to adjourn the Annual Meeting this the 25<sup>th</sup> day of August, 2004 at 9:30 p.m.

