

**SINGLETREE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES
November 18, 2004**

The Regular Meeting of the Board of Directors of the Singletree Property Owners Association, was held on Thursday, November 18, 2004, at 7:00 p.m., at the Singletree Community Center, 1010 Berry Creek Road, Edwards, Colorado.

The members present were: Reese Johnson, Doug Crichfield, Ivylyn Scott, Dave Priboth, Stuart Zimmerman, Larry Benway, Jim Spiker and Beth Levine-Rosen. Lauren Burnett was not in attendance.

OCTOBER MEETING MINUTES – The Board reviewed the draft of the October 21, 2004 meeting minutes. There were several additions to the October minutes and a final copy will be included in the December Board packet.

TREASURER’S REPORT – Ms. Levine-Rosen reviewed the October financials and payables with the Board. Upon motion duly made and seconded, it was unanimously resolved to accept the Treasurer’s report.

Ms. Levin-Rosen discussed having only one signature on all checks, except for refunds of DRC escrow deposits. Ms. Scott moved to have one signature on all checks, except for refunds of DRC escrow deposits which will still require two signatures. Seconded by Mr. Priboth and unanimously adopted.

DESIGN REVIEW COMMITTEE UPDATE – George Gregory was present to give a brief update on the past months activity of the DRC. Compliance and landscape fees for The Bluffs at Las Vistas development were discussed. Mr. Gregory also explained the appeal process. Mr. Gregory and Mr. Johnson invited all Board members to attend the DRC meetings to experience how the process works. Mr. Gregory stated that the DRC follows the guidelines without exception although some variances are necessary from time to time and the Board should be aware of that in considering appeals.

Ms. Levine-Rosen discussed the need for a revised fee schedule to make up for the annual short fall. Mr. Gregory stated that landscape and compliance fees would be discussed at the December 9, 2004 DRC meeting and that he would contact Ms. Levine-Rosen with the new fee schedule.

CARLETON APPEAL - Mr. and Mrs. Carleton who reside at 411-W June Creek Road were present to appeal the DRC’s denial of their request to construct a turn around area in the setbacks using grass crete pavers. Mr. Carelton explained that the turn around area would help to access his garage. The Carelton’s were advised that the Board would consider their request and a decision would be forthcoming.

After the Carelton’s were excused, the Board and Mr. Gregory discussed the issue. Mr. Gregory stated that the DRC has continued to deny such requests citing Section 2.3 of the DRC Guidelines that forbids constructed elements in the setbacks. There was general agreement that “turn-arounds” were indistinguishable from any other driveway expansion. Mr. Gregory explained that there are lots that are zoned for duplexes but are better suited for a single family home and as a consequence create limited parking areas. After discussion, upon motion duly made and seconded, it was

RESOLVED to deny the Carleton's appeal.

A letter will be sent to Mr. and Mrs. Carleton regarding the Board's decision. Mr. Benway noted that, based on the diagrams provided by the Carletons, there might be some space available to expand the driveway without encroaching on the setbacks. The Board decided that the letter to the Carletons should point out that possibility.

COVENANT ENFORCEMENT ISSUES– Michael Thompson who resides at 1100 June Creek Road was present to discuss the parking issue. Mr. Johnson stated that many complaints from neighbors had called attention to the parking of cars in unpaved areas of the setbacks. Mr. Thompson responded that there are usually at least 4 cars parked at his house and there is no relief parking. Ms. Levine-Rosen stated that Mr. Thompson does not utilize the double garage for parking which contributes to the parking problem. Mr. Thompson responded that the garage is being used for storage and therefore cannot be used for parking.

After Mr. Thompson left the meeting, the Board discussed the matter. A letter will be sent to Mr. Thompson stating that parking in the unpaved areas will not be allowed. There was also discussion regarding the fact that those areas should be landscaped. Mr. Thompson will be advised that he should submit a plan to address the landscaping issue.

Covenant Administrator - Mr. Johnson announced that John Carlson has expressed an interest in serving as covenant administrator. Mr. Johnson will arrange a meeting of the Covenant Enforcement Committee with Mr. Carlson to discuss this issue.

Trash Cans - Mr. Johnson briefly discussed the trash can issue. Mr. Priboth felt that it is a minor issue and property owners should be reminded about proper storage of trash cans periodically through correspondence and the web site. The matter was deferred for consideration along with amendments to the Declaration.

Statement of Policy on Oversize Vehicles - The Board discussed the proposed Statement of Policy regarding pick up trucks that are not commercial vehicles. Ms. Scott moved that the Board adopt Statement of Policy with one minor change. Upon motion duly made and seconded it was unanimously

RESOLVED to adopt the Statement of Policy on Oversized Vehicles. (7 for, 1 opposed)
NOTE: A copy of the policy is attached.

UPDATER – Mr. Johnson advised the Board that the BCMD has less interest in the Updater, since it can put topical information on the website and call attention to the material by postcard. The Board felt that SPOA should continue to publish a 2-page Updater on a periodic basis.

Mr. Johnson suggested a questionnaire to solicit input from the property owners, perhaps enclosing it with the Updater. This topic will be continued at a future meeting.

ADJOURNMENT – There being no further business to come before the Board, the meeting was adjourned at approximately 9:40 p.m.