

**SINGLETREE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES
December 16, 2004**

A Regular Meeting of the Singletree Property Owners Association was held on Thursday, December 16, 2004 at 7:00 p.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Ivylyn Scott, Dave Priboth, Reese Johnson, Lauren Burnett, Doug Crichfield and Beth Levine-Rosen. John Carlson and George Gregory were also in attendance. Larry Benway, Stuart Zimmerman and Jim Spiker were absent and excused.

OCTOBER MINUTES – The minutes of the October 21, 2004 meeting were reviewed and approved as submitted.

NOVEMBER MINUTES – The November meeting minutes will be reviewed at the next meeting.

TREASURER'S REPORT – Ms. Levine-Rosen stated that all statements would be submitted to Robertson & Marchetti by the 6th of the 7th of the month. Ms. Levine-Rosen submitted a copy of the amended 2002 tax return. She also reported that Bethany, from Robertson & Marchetti, had indicated that there were 3 owners who should have liens filed for non-payment of their dues. This matter will be discussed at the next meeting. Upon motion duly made and seconded, it was unanimously

RESOLVED to accept the Treasure's Report.

Mr. Gregory advised the Board that a DRC deposit had been paid to an owner twice. This matter will be reviewed to understand how it happened and how it will be resolved.

COVENANT ENFORCEMENT – The Board discussed the new position of Covenant Administrator and what the duties will include. Mr. Johnson distributed a booklet that contains information relating to covenant enforcement that he had assembled to assist Mr. Carlson. John Carlson was introduced to the Board and to discussed the Covenant Administrator position which he will begin as of January 1, 2005.

By motion duly made and seconded, it was unanimously

RESOLVED to approve the appointment of John Carlson as Covenant Administrator.

Ms. Baron's Summary of Activity reported that there were 20 phone messages, 3 faxes and 3 e-mails for November/December. There are 6 active cases in varying degrees of notification.

Ms. Levine-Rosen will contact Mr. Gregory to discuss a new fee schedule. Ms. Levine-Rosen will give an update on the fee schedule at the next meeting.

BERRY CREEK METRO BOARD LIAISON – The minutes were included in the Board packets.

DESIGN REVIEW COMMITTEE UPDATE – Mr. Gregory gave a brief update on the Las Vistas project. The DRC has asked that the Las Vistas HOA sign off on the project before final approval will be given by the DRC.

UNDERPASS AT WINSLOW – Ms. Burnett stated that she did not have much to add at this time. The task is daunting and will be discussed at a future meeting. Perhaps a study should be done before any decisions are made.

UPDATER – Mr. Spiker (who was not in attendance) had mentioned that he would be happy to help draft the newsletter. Speeding was one of the issues that should be included in the newsletter. Mr. Priboth stated that he would contact Eagle County to get their input on the speeding issue. Mr. Gregory will write an article discussing DRC issues.

ADJOURNMENT – There being no further business to come before the Board, the meeting was adjourned at approximately 9:30 p.m.