

SINGLETREE PROPERTY OWNERS ASSOCIATION

MEETING MINUTES

July 10, 2003

A Regular Meeting of the Singletree Property Owners Association was held on Thursday, July 10, 2003, at 7:00 p.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Doug Crichfield, Carla Borkan, Heather McNerny, Ivylyn Scott, Reese Johnson, George Haller, Len Nacht, Gordie Smith and Beth Levine-Rosen.

CONSIDERATION OF JUNE 5, 2003 MEETING MINUTES – The Board reviewed the June 5th meeting minutes. Ms. Scott made a motion to approve the June 5, 2003 meeting minutes as submitted. By motion duly made and seconded by Ms. Borkan, it was unanimously

RESOLVED to approve the June 5, 2003 meeting minutes as submitted.

CONSIDERATION OF JUNE PAYABLES AND FINANCIAL STATEMENTS – The Board reviewed the June payables and financial statements. Mr. Smith made a motion to approve the June payables and financial statements. By motion duly made and seconded by Ms. Borkan, it was unanimously

RESOLVED to approve the June payables and financial statements.

Ms. Levine-Rosen presented the 2003/04 budget for the Board's review.

Mr. Haller made a motion to instruct Cheri Curtis to file a lien on the properties that have not paid their 2003 assessments. By motion duly made and seconded by Ms. Borkan, it was unanimously

RESOLVED to instruct Ms. Curtis to file a lien on the properties that have not paid their 2003 assessments.

DESIGN REVIEW COMMITTEE UPDATE – Mr. Gregory gave a brief update on the past months DRC activities. Ms. Levine-Rosen brought up the subject of fire mitigation. Ben Garrett from the County will be invited to a DRC meeting the first or second Thursday of August, 2003.

COVENANT ENFORCEMENT REPORT – Mr. Johnson gave a brief report on the Evergreen Highlands Association decision.

Ms. Baron's Covenant Enforcement Summary states that she was dealing with 8 active cases in varying degrees of notification for the month of June.

A list of (approximately 16) homes has been identified as in disrepair, lawn issues, etc. Mr. Crichfield suggests that letters to the offending properties be sent immediately. Mr. Johnson will start the process by writing a letter to the owners.

NICHOLSON RESIDENCE – Mr. Nicholson who resides at 140 Howard Drive was present at the meeting to discuss the lack of a fence surrounding his pond. Mr. Johnson will draft a letter indicating that the Board would like to see a fence around the pond.

BERRY CREEK LIAISON REPORT – There is no report at this time.

ANNUAL MEETING ASSIGNMENT – Reese Johnson – Covenant Enforcement
Beth Levine-Rosen – Budget
Ivylyn Scott/Fall Fling/auction
Doug Crichfield – Year in Review
George Gregory – DRC & Fire Mitigation

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 this the 10th day of July, 2003.