

SINGLETREE PROPERTY OWNERS ASSOCIATION

MEETING MINUTES

August 5, 2003

A Regular Meeting of the Board of Directors of the Singletree Property Owners Association was held on Tuesday, August 5, 2003, at 7:00 p.m., at the Singletree Community Center, Edwards, Colorado.

A members present were: Doug Crichfield, Heather McInerney, Carla Borkan, Gordie Smith, Beth Levine-Rosen and Reese Johnson.

CONSIDERATION OF JULY MEETING MINUTES – The Board reviewed the July 10, 2003 meeting minutes. Ms. McInerney made a motion to approve the minutes as submitted. By motion duly made and seconded by Ms. Borkan, it was unanimously

CONSIDERATION OF JULY PAYABLES & FINANCIALS – Ms. Levine-Rosen presented the July payables and financials to the Board for their review. The Board discussed unclaimed compliance and landscape deposits. Since 2001 the DRC Guidelines were updated, applicants sign an agreement stating that they have within 12 months to request that their deposit be returned (Section 8.6). Mr. Smith made a motion to approve the July payables and financial statements. By motion duly made and seconded by Ms. Borkan, it was unanimously

RESOLVED to approve the July payables and financial statements as submitted.

EAGLE VALLEY LAND TRUST – Cindy Cohagen, Jennifer Scroggins and Evelyn Pinney were present to discuss the Golden Bair Ranch Project. Berry Creek Metro District members, Doris Dewton, Sandy Donnelly, Peter Bergh and Evelyn Pinney were also in attendance to show their support of this project. After a brief slide show presentation, Ms. Cohagen explained what a conservation easement is and how this property relates to Referendum 1H. There is approximately 4,318 acres that will be protected by the easement. The total cost of the project is \$5.2 million. There is a shortfall of \$1.2 million in funds needed to complete the project. Ms. Cohagen explained that the project would protect wildlife and habitat by providing a refuge and sanctuary in face of increasing development pressure. While the project also protects three important streams and drainages it also protects scenic vistas. The project will prevent development, which in turn provides both environmental and economic benefits. In closing, Ms. Cohagen stated that the project could shape the future of western Eagle County. Mr. Smith made a motion to contribute \$25,000 to the Golden Bair Ranch Project. By motion duly made and seconded by Ms. McInerney.

BERRY CREEK METRO BOARD UPDATE – President, Doris Dewton was present to give a brief update on BCMD business. Street lights need to be replaced; two more lights in the parking lot of Chip Ramsey park and a locking system for the restrooms to prevent vandalism. The newspaper kiosk project is on hold at this time. A new trail at the top of June Creek has been added with other trail improvements in the planning stage. A retention pond on Anvil Circle is also being explored at this time. The Metro District has added new trees at the entrance of Singletree. The Board will consider sharing costs on BCMD projects.

DESIGN REVIEW COMMITTEE REPORT – No report at this time.

COVENANT ENFORCEMENT REPORT – Ms. Baron’s Covenant Enforcement report stated that there were 48 phone messages for the month of July. There are 13 active cases in varying degrees of notification. Ms. Baron will be doing a drive through with Mr. Dolan and Mr. Johnson sometime after August 14th. Mr. Johnson gave a brief report on covenant enforcement matters and presented a copy of a letter that could be sent to homeowners identified as having painting deficiencies in the recent survey.

ADJOURNMENT – There being no further business to come before the Singletree Board of Directors, by motion duly made and seconded, it was unanimously

RESOLVED to adjourn the Regular Meeting of the Singletree Property Owners Association this the 5th day of August, 2003.