

SINGLETREE PROPERTY OWNERS ASSOCIATION

MEETING MINUTES

September 4, 2003

A Regular Meeting of the Board of Directors of the Singletree Property Owners Association was held on Thursday, September 4, 2003, at 7:00 p.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Doug Crichfield, Carla Borkan, Jim Spiker, Ivylyn Scott, Len Nacht, Reese Johnson, Larry Benway and Beth Levine-Rosen.

CONSIDERATION OF THE ANNUAL MEETING MINUTES – The matter of consideration of the minutes was deferred until the next meeting.

CONSIDERATION OF THE AUGUST 5TH MEETING MINUTES – The matter of consideration of the minutes was deferred until the next meeting.

RESIGNATION OF BOARD MEMBER – The President reported that Gordon Smith resigned from the Singletree Property Owners Association Board of Directors effective August 28, 2003.

CONSIDERATION OF AUGUST PAYABLES AND FINANCIAL STATEMENTS – Ms. Levine-Rosen presented the August payables to the Board for their review. Mr. Nacht made a motion to approve the August payables as submitted. By motion duly made and seconded by Ms. Scott, it was unanimously

RESOLVED to approve the August payables and financials as submitted.

METRO BOARD LIASION REPORT – Mr. Crichfield reports that BCMD continues to pursue light and signage issues in the Community. A kiosk at the entrance to Singletree is in the design phase and SPOA may want to contribute money to this endeavor. There was a discussion on how SPOA and BCMD can improve communication with the property owners.

BAIR RANCH DONATION – Approximately 17 property owners were present to discuss the Bair Ranch donation. Mr. Crichfield explained the timing and reasons for the Board's decision to contribute to the Bair Ranch. The SPOA Attorney, Wendell Porterfield, was also in attendance. Mr. Crichfield stated that the controversy and discord had gone on long enough and the Board had reached a consensus to withdraw the Bair Ranch donation and go on. Chuck Powers stated that rescinding the vote is the right thing to do and he hopes the zeal from the Bair Ranch project be transferred to the Avon project. Rob Spangler stated that the Bairs are shaking down the County and intimidated Mike Gallagher into voting for the Bair Ranch project. Ms. Donnelly responded that she was at the meeting and did not feel that was the case. Bob Gutterman stated that it might make it easier to adopt some restraint from spending and present any donation to the membership for approval. Linda Zerangue stated that the Board needs to have a ceiling on the amount they can donate without membership approval and this should be the policy of the Board in the future. Robin Rudy asked if the Board has a right to spend \$25,000 on any donation without membership approval. Mr. Crichfield stated that the Board does have that right. Jim Bain thinks that before the Board makes a decision to donate \$25,000 it should contact the membership. Mr. Crichfield responded that the Eagle Valley Land Trust had

a short time to come up with donations (Oct. 5th deadline) and had made an urgent appeal to the Board.

George Titus stated that SPOA files under IRS Form 1120-H, U.S.I. Income Tax Return and that there is no applicable subject for such a deduction to be entered on the form and thus is an illegal action by the Board. Ken Marchetti states in a letter submitted on behalf of the Board that SPOA has been filing a Form 1120 pursuant to Internal Revenue Code Section 277 and it has the opportunity on an annual basis to elect whether to file a Form 1120H or a Form 1120.

Peter Bergh stated that BCMD had refinanced their bonded debt and reduced the mil levy. The Evergreen case showed that the Supreme Court ruled that property owners association can levy fees and conduct its affairs. The BCMD and SPOA plan to re-lamp the community, build trail access and work with the forest service. Mr. Bergh stated that it was sad that the Bair Ranch issue had polarized the community and he urged all owners to lower the rhetoric and keep personal attacks out of it.

Reese Johnson stated that the Board had thought the Bair project would be well received. The Avon project was discussed and Don Hagen stated that there is a significant difference from the Bair Ranch project and the Avon project. He feels that the Avon project should be supported any way it can since it impacts Singletree directly.

Suzette Newman asked if other homeowner associations had been approached by the supporters of the Bair Ranch project?

Jim Bain stated that the compliance deposit should be used to correct violations. Mr. Crichfield said that Singletree has not gone and cleaned up places and SPOA uses unrefunded deposit fees in an attempt to get people to comply.

Don Hagen stated that the owner should place their trust in the Board.

Melanna Marcellot suggested that SPOA should have a web site.

Ms. Scott made a motion to rescind the Aug 5th vote to donate \$25,000 to the Land Trust to acquire a conservation easement on the Bair Ranch property. By motion duly made and seconded by Mr. Johnson, it was unanimously

RESOLVED to rescind the Aug 5th vote to donate 25,000 to the Land Trust to acquire a conservation easement on the Bair Ranch property.

DESIGN REVIEW COMMITTEE APPEAL - Hunt Klein was present to discuss the DRC's decision to deny his request for asphalt shingles. His property has been rated low/moderate (fire rating) by the County. He requests that the Board look into roofing alternatives. Ms. Levine-Rosen explained the sub-committee's function is to look into alternative products.

Ms. Levine-Rosen made a motion to deny the asphalt shingles as presented and to look into alternative roofing material. By motion duly made and seconded by Mr. Benway, it was unanimously

RESOLVED to deny the asphalt shingles as presented and to look into alternative roofing material.

Ms. Scott recommended that the DRC establish a policy of allowing each homeowner who presents a project at least 5 minutes to present his/her case before the DRC presents its judgment on the proposed project.

Mr. Benway will replace George Haller on the sub-Committee responsible for looking into alternative building materials.

COVENANT ENFORCEMENT REPORT – Ms. Baron reported 40 phone calls and 1 fax for the month of August. There were 9 cases closed and 17 active cases in varying degrees of notification. Mr. Johnson discussed Covenant Enforcement/DRC Coordination.

ADJOURNMENT – There being no further business to come before the 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 4th day of September, 2003.