

SINGLETREE PROPERTY OWNERS ASSOCIATION

MEETING MINUTES

October 2, 2003

A Regular Meeting of the Singletree Property Owners Association was held on Thursday, October 2, 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 ANNUAL MEETING MINUTES – Ms. Scott made a motion to approve the Annual Minutes. By motion duly made and seconded by Ms. Borkan, it was unanimously

RESOLVED to approve the August 20, 2003 Annual Meeting Minutes.

CONSIDERATION OF AUGUST 4, 2003 MEETING MINUTES – Mr. Spiker made a motion to approve the August 4, 2003 as amended. By motion duly made and seconded by Mr. Johnson, it was unanimously

RESOLVED to approve the August 4, 2003 meeting minutes as amended.

CONSIDERATION OF SEPTEMBER 4, 2003 Meeting Minutes – Ms. Borkan made a motion to approve the September 4th meeting minutes. By motion duly made and seconded by Mr. Nacht, it was unanimously

RESOLVED to approve the September 4, 2003 meeting minutes.

DESIGN REVIEW COMMITTEE UPDATE – George Gregory was present to give a brief report on the past months activities. There was a lengthy discussion regarding the SPOA Committee looking into alternative materials and Mr. Hunts request for asphalt shingles. Ms. Levine discussed the issue of allowing asphalt shingles due to the fire rating of certain areas in the Singletree subdivision. Mr. Gregory stated that the bar had been raised in Singletree and it would be a step backward to approve asphalt shingles and that there were fire rated shingles that are not asphalt. Mr. Gregory went on to report that Singletree was 90% built out and to reverse the decision of allowing asphalt shingles at this time would be a step backward for Singletree.

BERRY CREEK METRO DISTRICT REPORT – Peter Bergh was present to discuss community improvements. There is ongoing conversation with the Forest Service regarding improvements to the June Creek trail and other trails. The Forest Service is committed to the engineering part of the improvements and the BCMD and SPOA could fund the improvements. There are no cost estimates at this time. The street light re-post and re-lamp project was discussed and the cost will be \$130,000. The lights are 70 watt and will be installed at 50 intersections. BCMD would like to complete this project by December. The BCMD will save \$5,000 yearly by installing the new lights. Mr. Bergh also reported that the east entrance sign is almost finished. The cost is \$5,200 installed. The request for the kiosk that was to be located on Latigo Circle and Berry Creek Road has been withdrawn is because the cost of the project would have been \$60,000. The BCMD has acquired a lot for easement purposes and the cost is \$325,000. The plan is to use a portion of the lot for an easement and then sell the remainder of the lot.

A joint newsletter with BCMD and SPOA will be available in draft form within the next month.

COVENANT ENFORCEMENT REPORT – Mr. Johnson reported that Mr. Romano has installed a hammerhead in the setback that was not approved by the DRC. Mr. Romano will appear at a future DRC meeting to discuss the matter.

Ms. Baron's Covenant summary stated that she had 24 phone messages and 1 e-mail for the month of September. There are 10 active cases in varying degrees of notification.

Mr. Johnson reported that a trunk show at 670 Winslow Road would be taking place. Mr. Gregory suggests that the people responsible for the trunk show should rent the Community Center so there would be no traffic issues in the neighborhood.

Mr. Johnson reported that there are only two houses that still need to be painted. Mr. Johnson will look at this issue next spring.

Real estate signs are still an issue in Singletree.

Property owner, George Titus, stated that he had never received a newsletter and wondered why. Ms. Martinez-Johnson stated that she would make sure that his address was correct.

CONSIDERATION OF THE SEPTEMBER FINANCIALS AND PAYABLES- Ms. Levine-Rosen presented the September financial statements and payables to the Board for their review. Ms. Scott made a motion to approve the September financials and payables as submitted. By motion duly made and seconded by Ms. Borkan it was unanimously

RESOLVED to approve the September financials and payables as submitted.

According to the Covenants of Singletree, an outside audit is not required by law and SPOA should look at just using Robertson & Marchettis' internal end of the year audit.

Mr. Gregory stated that Mr. Perkins had 25 requests for compliance refunds for the past month and that was why his bill was so high for this month. Ms. Martinez-Johnson will continue to help Mr. Perkins with the administration of the Singletree DRC business.

Mr. Crichfield discussed different projects that SPOA funds can effectively utilize. Ms. Borkan stated that the entrance to Singletree should be a priority. Mr. Crichfield stated that a future interchange could interfere with such improvements. Ms. Scott suggested that improvements at the intersection of Berry Creek and Latigo should be considered.

There was discussion that perhaps a survey should be included in the next newsletter. Ms. Levine-Rosen had a copy of the last survey and it will be distributed to all members. The Board has decided that the survey would not be ready for the newsletter and would be mailed at a different time. Maybe a town meeting would be appropriate.

Mr. Gregory thanked the Board for all of their time and effort. He also discussed past projects that the Board had been involved in.

Mr. Crichfield discussed the berm progress.

Mr. Nacht brought up Mr. Powers letter regarding I-70 noise, which was followed by discussion.

METRO BOARD LIAISON – Mr. Johnson will attend the next BCMD meeting on October 28th.

NEW BOARD MEMBER - Ms. Scott made a motion to appointment Stuart Zimmerman to the SPOA Board of Directors. By motion duly made and seconded by Ms. Borkan, it was unanimously

RESOLVED to appoint Stuart Zimmerman to the SPOA Board of Directors.

NEWSLETTER ASSIGNMENTS – Mr. Crichfield will write a President’s Message article. Jill Baron will write a Covenant article. Mr. Gregory will submit a article on DRC info Also a reminder of dog responsibility should be included.

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 2nd day of October, 2003.