

# **SINGLETREE PROPERTY OWNERS ASSOCIATION**

## **MEETING MINUTES**

**November 6, 2003**

A Regular Meeting of the Singletree Property Owners Association was held on Thursday, November 6, 2003, at 7:00 p.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Doug Crichfield, Jim Spiker, Larry Benway, Stuart Zimmerman and Beth Levine-Rosen.

**CONSIDERATION OF THE OCTOBER MEETING MINUTES** – The Board reviewed the October 2, 2003 meeting minutes. Ms. Levine-Rosen made a motion to approve the October 2, 2003 meeting minutes. By motion duly made and seconded by Larry Benway, it was unanimously

**RESOLVED** to approve the October 2, 2003 meeting minutes.

**CONSIDERATION OF OCTOBER BILLS AND FINANCIAL STATEMENTS** – The Board reviewed the October bills and financial statements. Mr. Benway made a motion to approve the October bills and financial statements. By motion duly made and seconded by Mr. Spiker, it was unanimously

**RESOLVED** to approve the October bills and financial statements.

Ms. Levine-Rosen will contact Cheri Curtis to produce a financial history for SPOA.

**NEW BOARD MEMBER** – Stuart Zimmerman was introduced to the Board of Directors.

**DESIGN REVIEW COMMITTEE UPDATE** – Mr. Gregory gave a brief report on the past months activities. Mr. Gregory also discussed the possibility of an appeal from a property owner due to the Committee's decision to deny a request of a deposit.

**COVENANT ENFORCMENT REPORT** – The Board reviewed Ms. Baron's Summary of Activity for the month of October, 2003. Ms. Baron reported that there were 17 cases closed due to compliance. There are now 8 active cases in varying degrees of notification. Five of the cases involved illegally parked trailers/truck and 3 cases that involved painting issues.

**BERRY CREEK METRO DISTRICT REPORT** – Peter Bergh gave a brief update of the Metro Districts activities. In the last 3 years BCMD has spent \$600,000 on improvements to the Community with no cost to the taxpayers. The improvements were funded through bond refinancing, water right rework and the resale of land purchases. The Metro District will bill SPOA for their contribution of the new entrance sign that will be installed this week. The total cost of the new sign and landscaping will be \$10,000 and SPOA has committed \$5,000 to the project. Mr. Bergh also inquired if SPOA would contribute to the new street lighting. The Board will consider this issue at the December 2003 Board of Directors meeting.

**NEWSLETTER REVIEW** – The Board reviewed the latest draft of the winter 2003 newsletter. All corrections should be submitted to Ms. Martinez-Johnson as soon as possible.

**SPOA SURVEY** – Mr. Spiker presented a sample of the survey to the Board for their review. Mr. Spiker will contact Don Cohen for suggestions from the Berry Creek Metro District. All Board members should contact Mr. Spiker with any comments.

**OLD BUSINESS** – The Board discussed the pro and con of posting meeting minutes. It was suggested that there could be a note in the *UPDATER* stating that all SPOA meeting are open to the public and that meeting minutes would be furnished to members upon request from the SPOA administration office.

**NEW BUSINESS** – The Board discussed the possibility of hosting a Spring party for the community.

**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 6<sup>th</sup> day of November, 2003.