

**SINGLETREE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
October 15, 2015**

A Regular Meeting of the Singletree Property Owners Association was held on Thursday, October 15, 2015, at 4:00 p.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Melissa Nelson, Jennie Longville May, Ralph Merritt, Ralph Dockery and Jay Gould. BCMD member, Mike Budd, and property owner, Marty Fowler, were also in attendance.

AGENDA – The agenda was reviewed by the Board members and approved.

MEETING MINUTES – The Board reviewed the September 17, 2015, meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the September 17, 2015, meeting minutes as submitted.

PUBLIC COMMENT - Marty Fowler of 11 Concho was present to appeal the decision of SPOA to fine him for failure to put his trash can in the garage or approved enclosure. Mr. Fowler apologized and gave a brief explanation for the violation. A motion was made to waive the \$100 fine. By motion duly made and seconded, it was unanimously

RESOLVED to give Mr. Fowler a warning and waive the \$100 fine.

TREASURER’S REPORT

a. Review and approval of financials - Director Dockery presented the financials to the Board for their review. A motion was made to approve the financial statements. By motion duly made and seconded, it was unanimously

RESOLVED to approve the financial statements

b. Review and approval of payables – Director Dockery presented the payables to the Board for their review. It was noted that they included check # 3166 payable to JHC Masonry for trail work for \$4,780 which exceeded the previously approved amount of \$3,710. Additional checks included DRC deposit returns to homeowners whose work had been completed and approved by DRC Architectural Consultant, John Perkins. The deposit returns had not yet been approved by the DRC, however. Discussion of both of these issues resulted in a motion to pay the JHC Masonry check as issued since the amount equaled half of the cost of the trail work, the other half having been paid by Berry Creek Metropolitan District. It was noted that the check should be cost coded to Trails and Open Space, #6350, on the next financial statement. Additionally, the deposit release checks were approved to be sent subject to final approval by the DRC at their next meeting. By motion duly made and seconded, it was unanimously

RESOLVED to approve the payables as submitted subject to the newly approved JHC Masonry check amount and final DRC approval of deposit releases to owners.

MANAGER’S REPORT – Terri Martinez Johnson reported that the newly formed Social Committee had assembled for their first meeting and proposed scheduling of a wine tasting and sale as well as monthly guided group hikes or snowshoe tours. She presented a Charter and

asked the Board to approve official creation of the new Board Committee with Jay Gould as Committee Chairman.

COMMITTEE REPORTS

a. Covenant Compliance/Legal Committee – Director Merritt reviewed the violation report for the past month. Upon reviewing a letter submitted by the Ebert family of 641, it was decided to give her a warning, rather than a fine, for her trash can violation. A photo of a new illegal fence installed at 240 Stetson was also discussed. Ms. Martinez Johnson was instructed to write a letter to the owner explaining that they will have to remove the fence and contact the DRC when they are ready to construct their new fence.

b. Open Space, Trails and Environmental Committee – Director Nelson gave a report on the completion of the Charolais Trail rerouting and restoration including installation of stone steps.

c. Communications Committee – Director Nelson requested approval for the winter newsletter, scheduled for December, to be the final mailed correspondence from SPOA, with the exception of legally required mailings such as the Annual Meeting Notice and ballots. All other communication will occur electronically.

d. Social Committee – A motion was made to acknowledge and recognize the recently formed Social Committee. By motion duly made and seconded, it was unanimously

RESOLVED to acknowledge and recognize the recently formed Social Committee.

d. DRC Committee – The Board was referred to the September Minutes of the DRC Committee which were included in their Board packets.

BERRY CREEK METRO BOARD LIAISON UPDATE – The BCMD Building Committee has approved the new construction for the Community Center expansion. BCMD held the pre-bid meeting on Monday, October 5. All final bids are to be submitted through the first week in November and contractor selection will take place shortly thereafter. The Board has executed a contract for an owner's representative with Todd Goulding. BCMD estimates the cost of construction at \$1.2 million. The roof on the existing Community Center will be replaced to match that of the new construction 18 months after commencement of the expansion. A motion was made to contribute \$250,000 in 2016 to the construction of the Community Center expansion, contingent upon the project moving forward. By motion duly made and seconded, it was unanimously

RESOLVED to contribute \$250,000 to the construction of the Community Center expansion, contingent upon the project moving forward, payable in 2016.

OLD BUSINESS – The Board agreed to use their best effort to start meeting jointly with BCMD in January 2016. SPOA's current meeting dates, the third Thursday of each month, were suggested as possible joint meeting dates, with meetings starting around 3:00 pm and ending around 6:00 pm.

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NEW BUSINESS – The November Board meeting will include the 2016 Budget discussion. It was proposed that the Community Manager position and salary be moved to BCMD’s auspices. Additional funding will include Social Committee needs, while mailing expenses should decrease due to conversion to electronic newsletters and annual party announcement.

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 15th day of October, 2015.