

SINGLETREE PROPERTY OWNERS ASSOCIATION

MEETING MINUTES

April 1, 2004

A Regular Meeting of the Singletree Property Owners Association Board of Directors meeting was held at 7:00 p.m. on April 1, 2004 at the Singletree Community Center, Edwards, Colorado.

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

The DRC Chairman, George Gregory and Berry Creek Metro District members, Doris Dewton and Don Cohen, were also in attendance.

CONSIDERATION OF MARCH MEETING MINUTES – The Board reviewed the March 4, 2004 meeting minutes. Ms. Scott made a motion to approve the March 4, 2004 meeting minutes. By motion duly made and seconded by Mr. Johnson it was unanimously

RESOLVED to approve the March 4, 2004 meeting minutes.

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

RESOLVED to approve the March payables as submitted.

Due to the early meeting date, the financial data was not complete. Ms. Levine-Rosen will meet with Robertson & Marchetti's office to condense what was faxed to her today.

PUBLIC INPUT:

WOODWARD DEVELOPMENT – Phil Woodward presented the proposed plans for a project at 32466 Highway 6 in west Edwards. The project is a commercial building that would include warehouse and office space and 2 residential units. Mr. Woodward explained the impact and solution for traffic on Highway 6. Mr. Gregory explained the past history of a project that was planned for the site previously and the problems with it. The ECOGE committee states that commercial projects should exist in the core of Edwards. Mr. Gregory suggests that Mr. Woodward submit a comprehensive plan and with the density issues outlined. Ms. Scott explained another project in the area that is being planned. The project is called Fox Hollow. The developers plan to have commercial and residential dwellings. Habitat for Humanity would more than likely be involved in building homes on some of the Fox Hollow land.

PLANTING PLAN FOR THE I-70 BERM – Neil Tretter of the Sonnenalp Golf Club was present to ask the board members of SPOA to contribute \$20,000 to help plant and hydro-seed the I-70 berm. The BCMD has pledged to contribute \$20,000 provided that SPOA and the Sonnenalp Golf Club contribute the same amount. The Board felt it was important to enhance the entrance way to Singletree as reflected in our recent survey. The Board will contribute 1/3 of the cost not to exceed \$20,000. Mr. Johnson made a motion to contribute 1/3 of the cost not to exceed \$20,000. By motion duly made and seconded by Mr. Spiker, it was unanimously

RESOLVED to contribute 1/3 of the cost not to exceed \$20,000.

BERRY CREEK METRO UPDATE - Don Cohen and Doris Dewton presented the results of the survey. The results will be published in the spring newsletter.

Mr. Cohen presented plans for the web site and newsletter. The newsletter will be sent to all owners by mid-April. Mr. Cohen discussed the problem of speeding, both within Singletree and on I-70.

Mr. Cohen gave a brief report on the ongoing issue of burying the power lines. He obtained a re-bid, and the price has dropped from approximately \$750,000 to \$650,000 – in great part because they discovered there is already a conduit under Winslow Road. Mr. Cohen is now looking into trying to raise \$325K from affected homeowners, and asking for \$325K from the Berry Creek Metro District and the Singletree Property Owners Association. Mr. Cohen wants to make it a community conversation and hear more fully from the community at large, after informing the property owners of the issues. We obviously will need a great amount of community support. Therefore the original proposal of creating two sub-districts and having affected homeowners vote whether or not to raise their taxes is now off the table and Mr. Cohen is instead looking at raising voluntary contributions.

The issue of illegal garage sale signs came up, and the Metro District asked SPOA to help in removing the signs. Ms. Scott suggested that SPOA buy some real-estate-type, small “sandwich board” signs, which would be rented to homeowners (basically charging an application fee for garage sales). The signs would be placed at the proper intersections to guide drives to the sales. There will be a public meeting regarding the Edwards Spur Road plans at the Berry Creek Middle School on April 8th from 5:30 p.m. to 7:30 p.m.

The Metro Board suggested that we combine the I-70 Clean-Up with the Singletree Clean-Up day on May 1st.

DESIGN REVIEW COMMITTEE UPDATE – Mr. Gregory reported that there have been no significant issues before the Committee, though they are seeing more applications. The DRC has seen a synthetic slate for roofing with which they were very impressed. Since the sample he had has mysteriously disappeared, he will bring it to our next meeting. Since the DRC is considering accepting this material, he would like the SPOA Board’s opinion.

COVENANT ENFORCEMENT REPORT – Ms. Baron’s Covenant Enforcement Summary of Activity reported that there were 7 cases closed due to compliance. There are 6 active cases in varying degrees of notification.

Mr. Johnson reported on the Sub-Committee to recommend plans for expenditure of forfeited DRC escrow funds. Mr. Johnson’s working document gives background on how the funds were accrued and general suggestions as to areas in which they could be spent. The Board will review and give feedback to Mr. Johnson.

RESIGNATION OF SPOA BOARD MEMBER – Carla Borkan has resigned her position on the Board due to her move to Arizona. There was discussion of people to fill her spot until the election in August. Several homeowners had indicated an interest in serving on the SPOA, BCMD and DRC. It was decided that Ms. Martinez-Johnson would contact them and ask them to submit basic biographical data so that it could be considered at the next meeting. The Board stated that it was very important to respond to each person who volunteered through the survey.

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 meeting, this the 1st day of April, 2004.