

**SINGLETREE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS  
MEETING MINUTES  
July 1, 2004**

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

The members present were: Reese Johnson, Larry Benway, Carolyn Pope, Jim Spiker, Beth Levine-Rosen and Stuart Zimmerman.

Jim Priboth, Doris Dewton, Don Cohn, George Gregory and Connie Powers were also in attendance.

**CONSIDERATION OF JUNE MEETING MINUTES** – There were two corrections to the June 3, 2004 meeting minutes. In the paragraph titled Treasurers Report the second sentence should read that the survey had already been billed for half of the cost. In the paragraph titled Covenant Enforcement Report, the second paragraph should read that the DRAFT report of the “Board Committee to Recommend Plans for the Expenditure of Forfeited DRC Escrow Funds” was presented by Mr. Johnson. The date of the draft is 6/3/04. A final version will be prepared and filed as an exhibit to the minutes of this meeting. Ms. Scott moved to approve the June 3, 2004 meeting minutes as amended. By motion duly made and seconded by Ms. Pope, it was unanimously

**RESOLVED** to approve the June 3, 2004 meeting minutes as amended.

**CONSIDERATION OF PAYABLES AND FINANCIAL STATEMENT** – Ms. Levine-Rosen presented the payables and financial statements to the Board for their review. On the balance sheet under Liabilities it should read “allocated” instead of restricted. Ms. Scott moved to approve the payables and financials as submitted. By motion duly made and seconded by Mr. Johnson, it was unanimously

**RESOLVED** to approve the payables and financials as submitted.

Ms. Levine-Rosen reported that a meeting was held with Robertson & Marchetti’s office to discuss the annual budget. Ms. Levine-Rosen, Doug Crichfield, Reese Johnson, Ken Marchetti and Terry Dillon were present. The 04/05 proposed budget was submitted and approved. Mr. Benway moved to approve the 04/05 budget with modifications discussed. By motion duly made and seconded by Mr. Johnson, it was

**RESOLVED** to approve the 04/05 proposed budget with modifications discussed.

Ms. Levine-Rosen also submitted a final copy of the Treasurers report to the Board for their review. Corrections or revisions should be sent to Ms. Levine-Rosen.

**COVENANT ENFORCEMENT REPORT** – Jill Barons Covenant Enforcement Report states that there were 25 cases closed due to compliance and that there are 20 active cases in varying degrees of notification.

**GARDNER APPEAL/Lot 30, Blk. 3, Flg. 4** – The Architect for the project, Patrick Leeds, was present to appeal the decision of the DRC. The proposed “Hardi Panel” is a fiber cement synthetic material and is not allowed per Section 2.11 of the DRC Guidelines. The color is a

brilliant yellow and therefore was not acceptable to the Board per Section 2.11. Ms. Pope moved to deny the appeal of the fiber cement sheeting, synthetic material and the color per section 2.11 of the DRC Guidelines. By motion duly made and seconded by Mr. Johnson it was unanimously

**RESOLVED** to deny the appeal of the fiber cement sheeting, synthetic material and the color per section 2.11 of the DRC Guidelines.

**MELERO APPEAL/Lot 50, Blk. 2, Flg. 3** – Arturo Melero and Jim McVey were present to discuss the construction of a hammerhead in the setback. The hammerhead is prohibited per Section 2.3 of the DRC Guidelines. Ms. Pope moved to deny the hammerhead per Section 2.3 of the DRC Guidelines. By motion duly made and seconded by Mr. Zimmerman, it was unanimously

**RESOLVED** to deny the hammerhead per Section 2.3 of the DRC Guidelines.

**COVENANT VIOLATION/28 Charolais Circle** - Carol and Lee Alleman were present to discuss a complaint by SPOA involving a commercial truck parked in the driveway at 28 Charolais Circle by the Alleman's renters. According to the Covenant Enforcement Officer, this violates two separate provisions of Section 10. It is a commercial vehicle and it is more than  $\frac{3}{4}$  ton. Mr. Zimmerman moved to enforce the covenants (the Covenant administrator will consult with legal council. By motion duly made and seconded by Ms. Pope, it was unanimously

**RESOLVED** to enforce the covenants and consult with legal council.

**BERRY CREEK METRO UPDATE** – Doris Dewton and Don Cohen were present to give a brief update on the past months activities of the Metro District. The Metro District is updating the web site on traffic issues and a variety of things, such as Chaolais pond and road striping. Only a hundred residents have signed onto the web site at this time. More information regarding the web site will be available at the annual meeting. Mr. Cohen discussed the duties of the two boards and how they could interact with each other to be more effective in maintaining a high level of quality services that could benefit the subdivision. A meeting with the two Boards will be held to discuss these issues. A meeting date will be determined later in the month.

**ADJOURNMENT** – There being no further business to come before the Board, by motion duly made and seconded, it was unanimously

**RESOLVED** to adjourn the Singletree Property Owners Association Board of Directors meeting at 10:00 p.m., this the 1<sup>st</sup> day of July, 2004.