

**SINGLETREE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES
July 19, 2007**

A Regular Meeting of the Singletree Property Owners Association was held on Thursday, July 19, 2007, at 6:00 p.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Chuck Powers, Dave Priboth, Herb Luhman, Doug Cogswell, Walt Cunningham, Mike Budd and Rick Bolduc. DRC Chairman, George Gregory, was also in attendance.

MEETING MINUTES – The Board reviewed the June 21, 2007 meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the June 21, 2007 meeting minutes as submitted.

TREASURER'S REPORT – Mr. Priboth presented the bills and financials to the Board for their review. The Board discussed the proposed budget. A motion was made to approve the bills and financials. By motion duly made and seconded, it was unanimously:

RESOLVED: To approve the bills and financials as submitted, provided, that Mr. Powers and Mr. Priboth were to further review the JMP bill for compliance with SPOA's earlier correspondence and adjust the amount to be paid as may be appropriate.

RESOLVED: To submit the revisions to the budget for the FY ending 6/30/08 at Home Owners meeting on Aug. 15th, 2007.

DESIGN REVIEW DISCUSSION --- Mr. Gregory out lined a proposed retainer arrangement for JMP Architects with the Board. Under the arrangement, JMP would receive a retainer not to exceed \$1000 per month to provide services to JPM. Fees would be increased to compensate JMP for new construction that would include inspections and other services. JMP will not provide individual services to property owners at the expense of the Association, except for those that are included in retainers as administrative matters that support DRC. A revised fee schedule will be established that will increase the fee income for remodels and other matters. SPOA receipts will be increased from charges against deposits and deposits will be required in larger amounts and for additional items. Once agreement is in place SPOA will be pay \$1000 a month plus other services to JMP as may be specifically requested or identified in the agreement.

PUBLIC INPUT – Jackie and Vino Anthony were present to discuss a covenant enforcement issue involving a property on Charolais Circle. Along with the Anthon's, several other property owners have signed a letter to SPOA with complaints about the homes appearance. Mr. Luhman reported that SPOA would write a letter to the property owner and the lender stating that the association would hire someone to eliminate the weeds and thistles if the owner is unwilling to take care of this issue. A motion was made to have Mr. Cogswell contact the owners informing them that SPOA intends to hire a landscaper to weed and eradicate the thistles if they do not take care of this issue within 5 days.

RESOLVED: That Mr. Cogswell contact the owners informing them that SPOA intends to hire a landscaper to weed and eradicate the thistles on this property if this issue is not handled by them within 5 (five) days. Dan Cox the Covenant Administrator will follow up on this matter.

COMMITTEE REPORTS

Covenant Enforcement Committee – Mr. Priboth presented the covenant summary for the past month. There were 31 matters for the past month in varying degrees of resolution.

Singletree Capital Projects and Beautification Committee Report – Mr. Budd presented the preferred alternative cost estimate for the Winslow Underpass project. The total plus contingency is \$3,458,402.34. Discussion followed.

Open Space, Trails and Environmental Committee – Mr. Powers reported that he had signed the Forest Service contract. The total cost of a 2 acre re-vegetation is \$5,000. A motion was made to approve up to \$2,000 for this project.

RESOLVED: To approve up to \$2,000 for the re-vegetation project.

Community Relations – Mr. Cogswell gave a budget forecast for the coming event.

DRC UPDATE – Per JMP's suggestion, the DRC minutes will be posted on the web site. A motion was made to post the DRC minutes on the web site.

RESOLVED to post the DRC minutes on the web site.

METRO BOARD LIAISON UPDATE – No report at this time.

OLD BUSINESS – Mr. Powers reports that the county will require bear proof containers and the total cost to the home owners will be about \$200,000. April 1st 2008 is the deadline. It was also noted that there is a conflict with the new Rules concerning containers.

NEW BUSINESS

I-70 EDWARDS ENTRANCE IMPROVEMENTS - Michele Stevens presented the proposed plans for traffic control along with sidewalks to improve connectivity within the community. A public meeting will be held on Tuesday, July 31st, at 7:00 p.m., at the Miller Ranch Day Care Center.

SPEED LIMITS ON I-70 – Mr. Powers reviewed a letter he had written to the county Commissioners asking them to support reducing the speed limits on I-70 as recommended by the Eagle County Safety Council. Mr. Powers indicated that he would seek approval of a resolution by email. He indicated that he seek support from the Metro District. Mr. Budd indicated that speed reductions would be difficult to achieve due to the resistance of CDOT and the trucking industry.

ADJOURNMENT – The meeting was adjourned at 8:30 p.m.