

**SINGLETREE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
May 16, 2013**

A Regular Meeting of the Singletree Property Owners Association was held on Thursday, May 16, 2013 at 4:00 p.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Steve Penrose, Cleive Dumas, Jay Gould, Marty Sophir, Melissa Macdonald and Jennie Longville May.

In attendance via conference call: Ralph Merritt, Bob Drab and John Genova.

Berry Creek Metropolitan District board member, Mike Budd, was also in attendance.

INTRODUCTION OF NEW MEMBERS – Each member gave a brief introduction to the Board.

ELECTION OF OFFICERS – A motion was made to elect Bob Drab as President and Steve Penrose as Vice President and Cleive Dumas as Secretary/Treasurer. By motion duly made and seconded, it was unanimously

RESOLVED to elect Bob Drab as President, Steve Penrose as Vice President and Cleive Dumas as Secretary/Treasurer.

EAGLE VALLEY LAND TRUST PRESENTATION – Jason Denhart and Kara Heide from the Eagle Valley Land Trust is seeking funding of \$2,500.00 for the West Avon/Beaver Creek Point conservation easement project. This project will permanently protect 476-acres of land directly to the east of the Singletree community. A motion was made to approve the funding of \$2,500.00 to the Eagle Valley Land Trust for the West Avon/Beaver Creek Point conservation project. By motion duly made and seconded, it was unanimously

RESOLVED to approve the funding of \$2,500.00 to the Eagle Valley Land Trust for the West Avon/Beaver Creek Point conservation project.

DRC – Armistead appeal. Jeff Armistead, the general contractor for the new home at 112 Hereford presented his case before the SPOA Board of Directors for appealing the decision of the Design Review Committee (DRC) to deny the request of a variance for the corten roof that was installed in place of the previously approved standing seam metal roof. The installed corten roofing material is not approvable and has been consistently denied over the years by the Committee as it is incongruent to the architectural character of the community and more consistent with “mine shaft” and “Colorado ranch architecture” A motion was made to support the DRC’s decision to deny the unapproved roof that was installed at 112 Hereford. By motion duly made and seconded, it was unanimously

RESOLVED to support the DRC’s decision to deny the unapproved roof that was installed at the 112 Hereford.

APRIL 18, 2013 MEETING – The Regular Meeting of the Singletree Property Owners Association was cancelled.

MARCH MEETING MINUTES – The Board reviewed the March 21, 2013 meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the March 21, 2013 meeting minutes as submitted.

ANNUAL MEETING MINUTES – The Board reviewed the Annual meeting minutes of March 23, 2013. By motion duly made and seconded, it was unanimously

RESOLVED to approve the Annual meeting minutes of March 23, 2013 as submitted.

TREASURER’S REPORT – Mr. Dumas presented the financial statements and payables to the Committee for their review. By motion duly made and seconded, it was unanimously

RESOLVED to approve the financials and payables as submitted.

A motion was made to approve the renewal of the US Bank CD which matured on 4/29/13. By motion duly made and seconded, it was unanimously

RESOLVED to approve the renewal of US Bank CD which matured on 4/29/13

COMMITTEE REPORTS – The following members volunteered to join the Committee’s below;

Covenant Compliance Committee – Ralph Merritt, Jay Gould and John Genova.

Beautification Committee – Steve Penrose and Cleive Dumas. Mr. Penrose gave a brief report on the Singletree entrance landscaping project.

Mr. Penrose submitted early landscape drawings of the golf course crossings.

Open Space, Trails and Environmental Committee – Steve Penrose and Melissa MacDonald. It was reported that there is a property issue at the Knob Hill trail entrance and an easement might be required.

Communications Committee – Marty Sophir, Melissa MacDonald and Jennie Longville May.

Legal Committee – Ralph Merritt.

OLD BUSINESS – Edwards Community Authority (ECA) – Mr. Penrose gave a brief report on the intersection plans for Highway 6 and the Spur Road. He also stated that the parking lot at the Field House will be paved.

Mr. Budd gave a brief update landscaping at the north Roundabout.

NEW BUSINESS – A motion was made to donate \$100.00 to the Vail Valley Medical Center in memory of William Godec. By motion duly made and seconded, it was unanimously

RESOLVED to donate \$100.00 to the Vail Valley Medical Center in memory of William Godec.

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

RESOLVED to adjourn the Regular Meeting of the Singletree Property Owners Association this the 16th day of May, 2013.