

**SINGLETREE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
October 20, 2011**

A Regular Meeting of the Singletree Property Owners Association was held on Thursday, October 20, 2011, at 4:00 p.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Ralph Merritt, Eric Johnson, Peter Rosenberg, Mike Reisinger and Bob Drab. Community manager Kim Ahmad and DRC Committee members, George Gregory and Connie Powers, were also in attendance.

PUBLIC INPUT – Mike Thompson was present to discuss an additional parking on the property and the illegal duplex. The Board informed him that the illegal use of his home is driving the parking issue. A \$500.00 fine was imposed by the Board for the covenant violation and a lien was filed by SPOA. Mr. Thompson requests that the Board waive \$250.00 of the fine amount. A motion was made to fine Mr. Thompson \$250.00 and the lien will be removed from his property.

RESOLVED to fine Mr. Thompson \$250.00 and the lien will be removed from his property.

A certified letter will be sent to Mr. Thompson stating that if he is in violation of the covenants in the future (Mr. Thompson stated that his tenant will move out by May 2011) it is the intention of the board to file a lien against his property for any fines imposed by SPOA.

Matt Howell was present and wanted to apologize for any problems that he, as a tenant of Mr. Thompsons' residence, might have caused.

Greg and Cynthia Nelson who reside at 1163 Winslow were present to discuss the removal of trees. The Nelson's were informed by the board that the removal of trees is a DRC issue and they were directed to notify the DRC.

MEETING MINUTES – The Board reviewed the September 15th meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the September 15, 2011 meeting minutes as submitted.

COMMUNITY MANAGERS REPORT – Mr. Ahmad requests that the board look into hiring a covenant officer for 3 days a week. The board agrees and Ms. Ahmad will report back to the board.

TREASURER'S REPORT – Mr. Rosenberg presented the financials and payables to the Board for their review. A motion was made to approve the amended financials and payables as submitted.

RESOLVED to approve the amended financial statements and payables as submitted.

Covenant Compliance Committee – Ms. Ahmad's report was included in the board packets.

Singletree Capital Projects – The letters are on the Singletree slates and they look great. The sidewalks are now paved and connect to the rest of the community.

Beautification Committee Report – Ms. Ahmad reported that the two corners, West Hackamore and Berry Creek roads and June Creek and Berry Creek roads will be completed.

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Open Space, Trails and Environmental Committee – Ms. Ahmad reports that a plaque will be placed on a trail honoring Lee Rimel for all his work.

Community Relations – Ms. Ahmad proudly reported that the 3 main goals set by this committee had been accomplished which included a new survey, new website and four newsletters a year. The website will be reviewed by the Boards before its launch to the public.

Legal Committee – No report at this time.

Communications – No report at this time.

DRC UPDATE – Mr. Gregory stated that he would review the DRC deposits and report back to SPOA.

BERRY CREEK METRO UPDATE – Mr. Gregory gave a brief report on BCMD issues. A copy of the budget will be sent to the SPOA members. Mr. Johnson will attend the next BCMD meeting.

OLD BUSINESS – Mr. Reisinger reports that a flashing sign to notify drivers of their actual speed will be installed on Winslow Road, a short distance north of the Winslow Road and Singletree Road intersection (purchased and installed by the Berry Creek Metro District.

ADJOURNMENT – There being no further business to come before the Board, it was unanimously

RESOLVED to adjourn the Regular Meeting of the Singletree Property Owners Association