

**SINGLETREE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES
September 18, 2008**

A Regular Meeting of the Singletree Property Owners Association was held on Thursday, September 18, 2008, at 6:00 p.m., at the Singletree Community Center, Edwards.

The members present were: Mike Budd, Mike Larson, Dennis Stephens, Walt Cunningham, Misha Moritz, Barry Townsend, Susie Weber and Diane Levin. The Community Manager and DRC Chairman, George Gregory, were also in attendance.

MEETING MINUTES – The Board reviewed the August 21, 2008, meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED: To approve the August 21, 2008 meeting minutes as submitted.

ANNUAL MEETING MINUTES – The Board reviewed the August 13, 2008 annual meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED: To approve the August 13, 2008 meeting minutes as submitted.

2009 ANNUAL MEETING DATE – The next annual meeting will be held on March 11th.

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

RESOLVED: To approve the financial and payables as submitted.

COMMITTEE REPORTS

The Board made a motion to add a “Legal Advisement Committee” and appointed Diane Levin as chair; also it was agreed that a “Capital Projects Committee” would be chaired by Misha Moritz

Covenant Enforcement – Ms. Weber discussed real estate signs. Signs are limited to one sign which should be attached to the building and not freestanding. Signs are not permitted on the golf course side of the home. Ms. Weber is the Chairman of the committee.

Singletree Capital Projects – Mr. Budd reported that the Winslow Road upgrade project will start in October. Concrete Works prefers to work through the winter with a completion date of June 2009. Winslow will be shut down in both directions for as much as 12 weeks.

Beautification Committee – Mr. Stephens reported that the Committee met last month (Chair is Doris Dewton). An RFP has been developed by committee member Ken Berg and sent to various landscape architectural firms for review. Each firm will be interviewed and eligible to submit a bid for the design of a master landscape plan for Singletree.

Open Space, Trails and Environmental Committee - The issue of parking at the trailheads was discussed. Mr. Larson will follow up on this and report back to the Board.

Community Relations – Mr. Cunningham thanked Ms. Martinez-Johnson for all her work.

BCMD LIAISON – The meeting are held on the 4th Tuesday of each month, at 8:30 a.m. – A motion was made that each month a member of the SPOA board will attend the BCMD meetings on rotation system. By motion duly made and seconded, it was

RESOLVED: That each member will attend the BCMD meeting on a rotating basis.

NOTE: Mr. Budd recused himself from voting on this matter.

DRC UPDATE – George Gregory was present to discuss the Benda appeal of the decision made by the DRC relative to their unapproved roof installation. Mr. Gregory explained that the Benda's did not come to the DRC for approval prior to the installation of the roof and that they did not have a signed, notarized letter from the adjoining property owner. The roof as installed would not have been approved by the DRC. The Bendas were unable to attend the meeting, but their letter of appeal was read by Ms. Jacobs stating their reasons for appeal. The application was thoroughly considered and there were lengthy discussions of the ramifications of money and time involved and after consideration the Board has denied the appeal.

RESOLVED to deny the appeal as submitted.

NOTE: Ms. Jacobs will write a letter to the Benda's advising them of the Board's decision.

The Palmer issue relative to the wall they have constructed in the setback was discussed. The attorney for the Palmers is requesting a variance for the deck. This matter has been turned over to the SPOA's legal counsel, Wendell Porterfield.

OLD BUSINESS –

CCIOWA -- Mr. Wendell Porterfield, legal counsel for SPOA, was present to discuss CCIOWA (Colorado Common Interest Ownership Act). Mr. Porterfield presented pros and cons of complying with CCIOWA. It would allow SPOA to assess fines for covenant violations as well as recover attorney fees without amending the Declaration. There are eight policies that SPOA would have to articulate and adopt and Mr. Porterfield will make a draft of these policies for the Legal Committee to review with the Community Manager.

A motion was made to operate under CCIOWA. By motion duly made and seconded, it was unanimously

RESOLVED for SPOA to become CCIOWA compliant.

APPEAL OF ELECTION – The basis of the appeal by Mr. George Titus and Mr. Jim Bain was that BCMD properties did not have an official resolution for Ms. Dewton to vote on behalf of the BCMD. SPOA has voluntarily agreed to disallow the BCMD votes to avoid any concern on this matter. SPOA further states that Ms. Doris Dewton nominated Mr. Gray as a property owner not as a representative of the BCMD board. Mr. Budd will write a letter to Mr. Titus stating the Board's position on the matter.

SPOA's attorney will be asked to provide an opinion with regard to voting privileges, number of votes, assessment payment, etc. relative to Berry Creek Metro District's parcels.

CLUSTER BOXES -- The cluster box issue is tabled at this time.

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The wildlife fence has not been constructed in Singletree due to the fact that the fence was to be upgraded and unobtrusive. SPOA would like to have a fence in place before winter Mr. Larson and Ms. Jacobs will follow up

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

Respectfully submitted,

Terri Martinez-Johnson