

CTC OWNERS ASSOCIATION, INC.
Minutes of Board Meeting
August 10, 2009
11:00 am

A meeting of the Executive Board of this association was held at the office of Stephen Meyers & Associates, 168 CTC Blvd, Unit E, Louisville, CO 80027.

Executive Board Members Present: Gary Myre, Neil Littmann, Daniel Stiehr, Steve Meyers, Jason Thomas

Executive Board Members Absent: None

Others Present: Carla Wilson, Property Manager
Cottonwood Property Services, LLC

Business Conducted:

Update – Dillon Road Construction Project

Estimated completion date has been pushed from the end of October to December. There was some damage to irrigation and electrical lines that run under the road at the Pierce Street entrance to CTC. The City of Louisville has reimbursed the Owners Association for the repairs. The landscaping of the island to the east of the Pierce Street entrance is not included as part of this project. Carla Wilson is working with the City Parks & Recreation department to get the landscaping of this area included in the City's budget for 2010.

Update – Repairs & Maintenance

The owners responded very well to the letter that was sent out regarding cleaning up their properties and keeping the weeds mowed on the vacant lots. Carla Wilson is not happy with the landscape maintenance company we are currently using and will be putting this out to bid again this year.

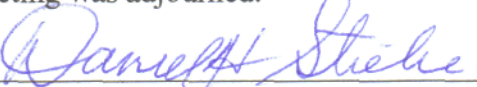
Financial Update

Carla Wilson went over the financial information to date. Actual expenses are less than budgeted. The main reason for the difference is the City of Louisville is still not billing for water at the CTC / Dillon Road entrance. Carla Wilson will contact the City again to try to get a resolution to this issue. If they do not respond, Jason Thomas will contact the City. The board has directed Carla Wilson to estimate and accrue for 2009 water usage as was done at the end of 2008.

Proposal from Britina Design Group

Discussion was held regarding the proposal received from Britina Design Group for the re-design of the landscaping and signs at the Pierce Street entrance. Carla Wilson will get another proposal for this work. She will also contact Rockreations, a company located in the park, regarding the re-facing of the wall at the signs.

Meeting was adjourned.



Daniel Stiehr, Secretary Date
12-8-09