

2534 MASTER ASSOCIATION
MINUTES FOR EXECUTIVE BOARD MEETINGS

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2534 MASTER ASSOCIATION
MINUTES FOR EXECUTIVE BOARD MEETING OF JANUARY 9, 2009

A regular meeting of the Executive Board of 2534 Master Association was convened on January 9, 2009, at 11:00 a.m. in the Bank of Colorado board room on the first floor of the Bank of Colorado building. Present when the meeting convened were Charles Cuypers, Chairperson, Todd Williams, Nathan Gerrard, Nick Christensen, and Gary Gerrard, Directors. The following business was conducted:

1. There was a general update on 2534 maintenance activities including snow removal and street sweeping. Tom Hyland is to check on sidewalk clearing of those owners that contract with vendors that aren't hired through the association.
2. Request was made by the Board that the Town of Johnstown be contacted to arrange immediate sweeping of the public streets to remove sand and gravel. All Sweep, the vendor that sweeps the private streets is to be contacted for service on the private streets for the same reason. Tom Hyland is to handle these items and report to the board on the response of the town. Mr. Hyland is to advise the Board of the frequency of sweeping of the public and private streets.
3. The Town of Johnstown is also to be requested to repaint the street striping and cross walk markers. The striping has become damaged and is not clear. Tom Hyland is to handle this item.
4. Request was made that Tom Hyland report concerning the status of restoration of the common element at the Thompson Parkway/Highway 34 entrance and seeding of grass at the next meeting.

There being no further business to come before the Executive Board, the meeting was adjourned. The next meeting is scheduled for January 26, 2009 at 11:00 a.m.

/s/
Nathan Gerrard, Secretary

2534 MASTER ASSOCIATION
MINUTES FOR EXECUTIVE BOARD MEETING OF JANUARY 26, 2009

A regular meeting of the Executive Board of 2534 Master Association was convened on January 26, 2009, at 11:00 a.m. in the Bank of Colorado board room on the first floor of the Bank of Colorado building. Present when the meeting convened were Charles Cuypers, Chairperson, Todd Williams, Nathan Gerrard, and Nick Christensen, Directors. The following business was conducted:

1. A brief general update of the maintenance activities on 2534 was conducted.
2. Charles Cuypers advised the Executive Board that 2008 financial statements should be completed this week and will be distributed along with draft 2009 budgets.
3. Charles reviewed with the Board the current status of revisions to the website being prepared by EDAW. A proposal was presented and approved from EDAW to update the map on the website with a not to exceed price of \$2,800. Board members stated that the website content must be capable of being printed for use in marketing.
4. Brief discussion was had concerning the prospect of installing Christmas lighting during the next holiday season. The 2534 Management Co. is to obtain a proposal and price for lighting which will be brought back to the Executive Board.

There being no further business to come before the Executive Board, the meeting was adjourned. The next meeting is scheduled for February 9, 2009 at 11:00 a.m.

/s/
Nathan Gerrard, Secretary

2534 MASTER ASSOCIATION
MINUTES FOR EXECUTIVE BOARD MEETING OF FEBRUARY 23, 2009

A regular meeting of the Executive Board of 2534 Master Association was convened on February 23, 2009, at 11:00 a.m. in the Bank of Colorado board room on the first floor of the Bank of Colorado building. Present when the meeting convened were Charles Cuypers, Chairperson, Todd Williams, Dale Boehner, and Nick Christensen, Directors. Tom Hyland and Dani Rios appeared on behalf of 2534 Management Co. The following business was conducted:

1. A brief general update of the maintenance activities on 2534 was conducted.
2. Discussion was conducted concerning the draft 2009 budgets. There appeared to be a general consensus that the budgets as drafted were acceptable from the Directors present; however, in order to obtain input from Nathan Gerrard and Gary Gerrard, this matter was carried over to the next regular meeting.
3. Discussion was conducted concerning the level of services, particularly landscaping services to be provided in 2009. Dale Boehner suggested that the Association may hire a single person to provide landscaping services rather than contracting with a landscaping company, the thought being that the overall expense may be lessened. In order to obtain input from Nathan Gerrard and Gary Gerrard, this matter was carried over to the next regular meeting.

There being no further business to come before the Executive Board, the meeting was adjourned. The next meeting is scheduled for March 9, 2009 at 11:00 a.m.

/s/
Nathan Gerrard, Secretary

2534 MASTER ASSOCIATION
MINUTES FOR EXECUTIVE BOARD MEETING OF MARCH 9, 2009

A regular meeting of the Executive Board of 2534 Master Association was convened on March 9, 2009, at 11:00 a.m. in the Bank of Colorado board room on the first floor of the Bank of Colorado building. Present when the meeting convened were Charles Cuypers, Chairperson, Todd Williams, Gary Gerrard, and Nick Christensen, Directors. Tom Hyland appeared on behalf of 2534 Management Co. The following business was conducted:

1. A brief general update of the maintenance activities on 2534 was conducted.
2. Discussion was conducted concerning the draft 2009 budgets. The budgets are to be distributed to all owners and posted on the website. On motion of Gary Gerrard and second by Todd Williams, the budgets were approved and adopted unanimously
3. Discussion was had concerning changing the meeting schedule to once each month rather than two meetings each month unless there are items on the 2534 Design Review Committee agenda. The consensus of the Board is that this change is agreeable and will be adopted.

There being no further business to come before the Executive Board, the meeting was adjourned. The next meeting is scheduled for March 23, 2009 at 11:00 a.m in light of the pending landscaping application of 2534 Northwest. There may be a contract ready for landscape maintenance on 2534 at that time.

/s/
Nathan Gerrard, Secretary

2534 MASTER ASSOCIATION
MINUTES FOR EXECUTIVE BOARD MEETING OF MARCH 23, 2009

A regular meeting of the Executive Board of 2534 Master Association was convened on March 23, 2009, at 11:00 a.m. in the Bank of Colorado board room on the first floor of the Bank of Colorado building. Present when the meeting convened were Charles Cuypers, Chairperson, Todd Williams, Nathan Gerrard, Dale Boehner, Gary Gerrard, and Nick Christensen, Directors. Tom Hyland appeared on behalf of 2534 Management Co. The following business was conducted:

1. A brief general update of the maintenance activities on 2534 was conducted. The water quality issues for the nonpotable storage ponds were discussed. Irrigation is to start on or about April 15, 2009 and the algae problems need to be resolved by that date. Tom Hyland reported that the trees and landscaping were hand watered last week.
2. The Board discussed the nonpotable water system connection to 2534 Northwest. The issues included:
 - (a) Location, Location, Location LLC is to pay for the water connection and controls.
 - (b) Questions were raised concerning the proposal of Belmire Sprinkler & Landscaping, Inc. dated March 16, 2009 concerning whether all of the equipment and work described in the proposal is necessary in light of last year's installations. The proposal should have been sent to Location, Location, Location LLC. The Board discussed whether the 2534 Master Association would request proposals from consultants for future nonpotable system design and planning.
3. The Board discussed the sign at the first roundabout directing traffic to Thompson Crossing and Thompson River Ranch. The Town of Johnstown indicated that it would be willing to provide posts and hardware for the sign. The sign proposed by Johnstown would cost \$200 and would be a general traffic or directional sign. The Board agreed that this is not the preferred solution. The consensus of the Board is that this must be a custom sign including the 2534 logo and arrows to general types of uses (retail/residential) if this moves forward.

The Board discussed installing a second sign near the intersection of Ronald Reagan and Thompson Parkway which could have arrows and the names of the projects (Thompson Crossing, Thompson River Ranch). Tom Hyland is to contact Hartford Homes to inquire whether this type of sign meets their needs. If this meets their requirements then we could consider this at the next meeting.

4. The Board discussed the water delivery agreement for 2534 West. Todd Williams described the purpose of the agreement. Charles Cuypers stated that the costs of operating, maintaining and repairing the lateral ditch and other water delivery improvements would be a limited common assessment to the properties in 2534 West. Upon motion of Nathan Gerrard and second by Dale Boehner the contract was approved by four votes in the affirmative, with Nick Christensen abstaining.
5. Discussion was had reviewing the bids received for the 2009 landscaping contract. Bids were received from Bath, Inc., Mill Brothers Landscaping & Nursery, Inc., Signature Services, LLC, and Belmire Sprinkler & Landscaping, Inc. Nathan Gerrard and Todd Williams presented their recommendations concerning the bids. On motion by Gary Gerrard and second by Todd Williams, the proposal of Mill Brothers Landscape & Nursery, Inc. was approved unanimously. Clarification of the herbicide application in the proposal is to be done as part of the execution of the contract due to some ambiguity in the proposal.

Gary Gerrard suggested that discussions be conducted with Mill Brothers concerning providing design and planning services for the nonpotable irrigation system. Charles Cuypers is to contact Mick Sage to discuss the services.

6. Discussion was had concerning Landings Development, LLC providing mowing as needed for the CDOT right-of-way along US Highway 34. Dale Boehner indicated that the services could be provided at a reasonable cost on a time and material basis. The Board indicated that this is agreeable by consensus.

There being no further business to come before the Executive Board, the meeting was adjourned. The next meeting is scheduled for April 13, 2009 at 11:00 a.m.

/s/
Nathan Gerrard, Secretary