OAKHURST SOUTH TOWNHOME HOMEOWNER ASSOCIATION
1512 Grand Ave., Suite 109
Glenwood Springs, CO 81601
(970) 945-7266
Board of Directors Meeting

Held at Crystal Property Management Office (1512 Grand Ave #109)
Glenwood Springs, CO 81601

October 5, 2010
6:30 p.m.

PRESENT: Lori Nelson – Board of Directors
Charmaine Boudreaux – Board of Directors
Matt Blouin – Board of Directors
Dorren Herriot – Board of Directors
Justin Windholz – Crystal Property Management

A Board of Directors meeting was held at 1512 Grand Ave #109, Glenwood Springs, CO on October 5, 2010. The meeting was called to order at 6:30pm. A quorum of the Board was established.

- Current Financials
  - The Board reviewed the September 2010 financials. After review, a motion was made to approve the financials pending one correction to the classification of an expense. The motion was seconded and approved unanimously.

- Previous Meeting Minutes
  - The meeting minutes from August 9, 2010 were reviewed. A motion was made to approve the meeting minutes. The motion was seconded and approved unanimously.

- Old Business
  - The Board reviewed the proposed entrance sign. Schematics of the design were not available but will be sent via email as soon as possible.
  - Lori Nelson reported that there are still boards near her front porch which are in need of repair. Justin Windholz agreed to meet with the vendor to ensure the repairs are made.

- New Business
  - The Board discussed the possibility of rebuilding the trash enclosure. After discussion it was agreed that several bids would be sought for the reconstruction of the enclosure. Crystal Property Management will follow up on the project details.

- The Board agreed to continue snow removal service with Becvarik Brothers for the upcoming snow season.
- The Board requested several projects be completed at the property including: installation of a new basketball hoop, weeding and pruning of the garden area near unit 34, replacing the railroad ties next to the basketball area/ lower parking lot, filling in gravel in the stairwell steps, constructing an additional handrail at the southern most stairwell, adding parking signs in several areas. Crystal Property agreed to coordinate these repairs.
- The Board discussed adding irrigation in the planter boxes along Blake Ave. This project will be tabled until 2011.
- The Board discussed violation letters which need to be sent to various units for various infractions. Crystal Property agreed to follow up on this project.
- The Board discussed marking the approximate parking spaces on the lower units to help identify the location of the fence and to maintain a consistent look at the property as several units have started doing this themselves. Crystal Property and Doreen Herriot agreed to look into this project further.
- Charmaine Boudreaux asked that as part of the Annual Meeting announcement, notification be sent to all owners asking for their updated contact information, tenant information (if applicable) and a copy of their lease (if applicable). After discussion and research as to whether or not the covenants allowed this request it was agreed that the packet of information would be sent.
- The Board reviewed the proposed 2011 budget. Several line items were questioned and Crystal Property agreed to provide clarification to those answers. After discussion, a motion was made to approve the 2011 budget. The motion was seconded and approved unanimously.
- The Board asked that a pet waste dispenser be added at the south west corner of the property. Crystal Property Management agreed to complete the project.

With no further business the meeting was adjourned at 8:30 pm

Respectfully,

Justin Windholz
Crystal Property Management