

OAKHURST SOUTH TOWNHOME HOMEOWNER ASSOCIATION

1512 Grand Ave., Suite 109
Glenwood Springs, CO 81601
(970) 945-7266
Annual Meeting

Held at Community Center (100 Wolfsohn Rd)
Glenwood Springs, CO 81601

Wednesday October 10, 2007
6:00 – 7:30 p.m.

PRESENT:	Lori Nelson- BOD	Shelly Lott- BOD
	Mike Dunn- Owner	Lori Nathe- Owner
	Charmaine Boudreaux- Owner	Lisa Wilson- Owner
	Doreen Herriott- Owner	Matthew Blouin- Owner
	Justin Windholz- Crystal Property Management (CPM)	

The Annual Meeting of the Oakhurst South Townhome Homeowners Association was held on October 10, 2007 at 6:00 p.m. at the Glenwood Springs Community Center, 100 Wolfsohn Road, Glenwood Springs, CO 81601. The meeting was called to order at 6:10pm

1. Financials
 - a. The financials were reviewed. Currently the only major ongoing expense is the resurfacing of the roofs.
2. Budget
 - a. The 2008 proposed budget was reviewed. It was noted that the dues are increasing to \$225 for 2008. The major expense for 2008 will again be the roofs. The final roof at Oakhurst is scheduled to be completed in spring or summer 2008. After discussion the 2008 budget was ratified.
3. Roof Project
 - a. The roof project is almost complete. It is scheduled to be completely done in 2008. Several owners had concerns about the roofing company removing the insulation, and not replacing it properly. CPM agreed to contact the roofing company as well as a construction consultant to review the issue and report back to the Board
4. Payment Coupons
 - a. The Board has decided to use a payment coupon book in 2008 as opposed to monthly statements. This is expected to help save the association in mailing expense.
5. Website
 - a. The Board authorized CPM to place the association's documents (Covenants, Bylaws, Polices, Financial Statements, etc) on CPM's website. This is also expected to reduce the associations mailing expense, as well as allow owners to access the documents easier when they want to sell or refinance their homes.
6. Election
 - a. There was an election for the 2008 Board of Directors. Laurie Nelson, Shelly Lott, Laurie Nathe, Matthew Blouin, and Doreen Herriott are the 2008 Board of Directors.
7. Owner Concerns

- a. The proposed development that will be built behind the Oakhurst Townhomes was discussed. Several owners stated that they will be attending the meetings with the developers and the city. They also agreed to keep owners informed of what was happening as they know.
- b. The fences at Oakhurst were discussed. The Board will look at getting bids in 2008 or 2009 to replace the fences. Currently, because of the roof expenses, the Association does not have enough money to take on the project.
- c. The current maintenance company, Sanctuary Landscaping, was discussed. Generally everyone thought that they are doing a good job with their duties at the complex. It was noted that Sanctuary needs to post around the complex before they apply fertilizer to the grass. CPM agreed to notify Sanctuary of this as well as ask for bids with trimming the trees and removing the railroad ties along Blake Ave.
- d. Several owners had concerns about the frequency of the trash pick ups. Currently the contract that the Association has with Rocky Mountain Disposal says that trash will be picked up on Monday, Wednesday and Friday. CPM has been in contact with Rocky Mountain because they have not picked up on the correct days nor has their work been acceptable. CPM agreed to meet with Rocky Mountain again as well as get bids from Waste Mgmt for trash service.
- e. Owners had concerns about dog waste throughout the complex. The current rule is that owners need to pick up their dog waste immediately. The Board discussed fining violators, but agreed that the new Board will discuss this problem in greater detail at the next meeting.
- f. Owners also had concerns about parking at the complex. CPM brought up booting violators' cars to help alleviate the issue. Because of the logistics (new tags, costs, assigned parking spaces), the Board agreed that this is also an issue that will have to be discussed in more detail at the next meeting.
- g. The Board also wanted it noted that owners need to keep their heat on throughout the fall, winter and spring so that water pipes will not freeze and break causing damage.
- h. Finally, the Board decided that they will try to have more meetings in 2008 and compose newsletters so that owners know what's going on around the complex. CPM agreed to help the Board with this.

With no further business the meeting was adjourned at 7:30 p.m.

Respectfully,

Justin Windholz
Crystal Property Management