

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

Held at CPM Offices
1512 Grand Ave #109
Glenwood Springs, CO 81601

August 15, 2012
6:00 p.m.

PRESENT: Lori Nelson – Board of Directors
Alison Bret – Board of Directors
Doreen Herriot – Board of Directors
Matt Blouin – Board of Directors
Charmaine Boudreaux – Board of Directors
Pamela Jackson – Resident
Justin Windholz – Crystal Property Management

A Board of Directors meeting was held August 28, 2012. The meeting was called to order at 6:00 pm. A quorum of the Board was established.

- Current Financials
 - The Board reviewed the July 2012 financial reports. After review, a motion was made to approve the financials. The motion was seconded and approved unanimously.
- Old Business
 - The Board discussed the ongoing capital improvements at Oakhurst.
 - i. The concrete curb project is complete and the punch list of miscellaneous touch ups is complete.
 - ii. The landscaping improvements are almost complete and should be done within the next couple weeks.
 - iii. Once the landscaping is complete, the asphalt repairs will be able to be completed. The Board discussed putting parking stops in. After discussion, it was agreed that a brief meeting would be held next week to discuss the project on-site so that everyone could be in agreement after taking a closer look.
- New Business
 - Alison Brett distributed copies of the draft “Oakhurst Welcome Packet” for new owners. It was agreed that the Board would review the packet before the next meeting so that changes could be agreed upon.

- The Board asked that the trash gate be repaired, a piece of wood be removed and the sign for “No plastic bags” be replaced at the recycle bin.
- The Board asked that a letter be drafted about the removal of the juniper bush at unit #1 explaining that the vendor and Board would not be responsible for any damage created by removing the bush.
- The Board discussed recent covenant violations at the property and agreed to continue to fine owners who were unresponsive to the violation letters.

With no further business the meeting was adjourned at 7:20 pm

Respectfully,

Justin Windholz
Crystal Property Management