

OAKHURST SOUTH TOWNHOME HOMEOWNER ASSOCIATION

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

Held at 1512 Grand Ave
Glenwood Springs, CO 81601

March 23, 2016

PRESENT: Alison Brett- Board of Directors
Mike Dunn – Board of Directors
Joan Guinnelli – Board of Directors
Justin Windholz- Crystal Property Management (CPM)
Complete list of owners present and proxies available at property offices

The Annual Meeting of the Oakhurst South Townhome Homeowners Association was held on March 23, 2016 at 6:00 p.m. at 1512 Grand Ave #109, Glenwood Springs, CO 81601. The meeting was called to order at 6:00pm

- Previous Meeting Minutes
 - The previous annual meeting minutes were reviewed and approved.
- Financials
 - The financials were reviewed and approved.
- Budget
 - The 2016 proposed budget was reviewed and discussed. It was noted that the dues were scheduled to remain at their present levels. A motion was made to approve the budget. The motion was seconded and approved.
- Election
 - There was an election for the 2015 Board of Directors. Lori Nelson, Shelly Lott, Mike Dunn, Matthew Blouin, Alison Brett and Joan Guilianelli were elected as the 2016 Board of Directors.
- Owner Concerns
 - The Board discussed repairs needed to the front and back balconies at the property. There was a question as to who was responsible for the repairs: the HOA or the individual owner. It was agreed that it would be reviewed and discussed at a future meeting.
 - Several members asked the Board to look into moving the location of the trash dumpsters. The Board agreed to look into the issue.
 - Several members asked the Board to look into re-doing the play ground area to give the kids an area to play. The Board agreed to look into the issue.
 - Several members asked the Board to look into a solution which would prevent ice from sliding off the roof in the winter. CPM will obtain ideas and pricing from contractors.
 - It was agreed that a newsletter would be sent out to all residents asking to put trash in the dumpster, to ask that kids not play in the street, to remind everyone about parking rules, and to pick up after pets. CPM will create and post the newsletter.
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With no further business the meeting was adjourned at 7:25 p.m.

Respectfully,

Justin Windholz
Crystal Property Management