

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

November 16, 2016

PRESENT:

Mike Dunn – Board of Directors
Lori Nelson – Board of Directors
Matt Blouin – 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 November 16, 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 2017 proposed budget was reviewed and discussed. It was noted that the dues were scheduled to increase. A motion was made to approve the budget. The motion was seconded and approved.
 - There was discussion in regards to the budget and why the dues were increasing. In addition to increasing costs, the Board felt it necessary to help save additional funds for capital projects in the future.
- Election
 - There was an election for the 2017 Board of Directors. Lori Nelson, Shelly Lott, Mike Dunn, Matthew Blouin, Alison Brett and Joan Guilianelli were elected as the 2017 Board of Directors.
- Owner Concerns
 - Several maintenance items were discussed including: installing cameras at the property, installing additional signage, removing clamps on the posts that are causing a safety concern, replacing wooden ties.
 - Snow removal from the roofs was discussed. One of the owners, Steve Weller, explained that installing something on the roofs to prevent ice from falling was possible but that it would be expensive. After discussion, it was agreed that each unit would be responsible to install snow guards if they wanted.

With no further business the meeting was adjourned at 7:25 p.m.

Respectfully,

Justin Windholz
Crystal Property Management