

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

January 21, 2014

PRESENT: Lori Nelson- Board of Directors Alison Brett- Board of Directors
 Matt Blouin – Board of Directors Charmaine Boudreaux – Board of Directors
 Shelly Lott – 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 January 21, 2014 at 6:00 p.m. at 1512 Grand Ave #109, Glenwood Springs, CO 81601. The meeting was called to order at 6:10pm

- Previous Meeting Minutes
 - The previous annual meeting minutes were reviewed and approved.
- Financials
 - The financials were reviewed and approved.
- Budget
 - The 2014 proposed budget was reviewed. 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 2014 Board of Directors. Lori Nelson, Shelly Lott, Mike Dunn, Matthew Blouin, Alison Brett and Joan Guilianelli were elected.
- Owner Concerns
 - The Board discussed several covenant violations. CPM agreed to send letters to the violating units.
 - The snowplowing at the property was discussed. It was agreed that CPM would meet and discuss some issues with the snow plowing service.
 - There were concerns about the gutters. Several areas are not draining correctly. This will be repaired in the spring. Heat tape was also discussed but right now, the project seems unfeasible because of cost.

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

Respectfully,

Justin Windholz
Crystal Property Management