

**Oakhurst Homeowner's Association
1512 Grand Ave. Suite 109
Glenwood Springs, CO 81601
(970) 945-7266/Fax(970)945-7281
e-mail crystalpropertymgmt@gmail.com**

Board of Directors Meeting

**Board Meeting:
May 20, 2009 at 6:00
Meeting Location
Crystal Property Management
1512 Grand Avenue, Suite 109
Glenwood Springs, CO 81601
(970) 945-7266**

BOARD PRESENT: Lori Nelson Doreen Herriott
 Scott Olpin

OTHERS PRESENT: Terri Knob, Crystal Property
 Charmaine Boudreaux
 Dave Sorensen

A Board of Directors meeting for Oakhurst South Townhome Homeowners Association was held at the Office of CPM, 1512 Grand Avenue, Suite 109, Glenwood Springs, CO on Wednesday, May 20, 2009. The meeting was called to order at 6:15 p.m. by Lori Nelson. A quorum was established.

Insurance Presentation

- Bev Beck from Neil-Garing Insurance gave an insurance presentation to the Board. This presentation included the current replacement cost insurance and questions regarding flood insurance.
- Bev gave the Board copies of maps and information that the insurance company had on file pertaining to the flood insurance.
- The Board asked Terri to put this information on the web site.
- The Board previously met with the homeowner association attorney, Charles Willman, regarding flood insurance. The HOA attorney informed the Board that flood insurance costs, according to the covenants, should be the responsibility of each individual owner versus the homeowner association.
- Bev indicated that the property insurance is currently at \$125 per square foot.
- The Board asked Bev to forward a bid to Crystal Property with costs for \$150 and \$175 per square foot.

Financials

- The financials for April 2009 were reviewed and accepted.

Meeting Minutes

- The Meeting Minutes for March 18, 2009, were reviewed and accepted.

Fencing Bid

- CPM received two bids; ranging from \$19,000 to \$65,000 (including both composite material and wood materials).
- After reviewing the bids, a motion was made to hire Dana Yerian from Daybreak Construction at a cost not to exceed \$500.00. The motion agrees to hire Mr. Yerian to write up a scope of work for the back fence of Units 19 through Unit 36. Dana will also obtain additional bids than were previously submitted. This motion was seconded and passed unanimously.
- Lori Nelson agreed to get fencing samples from Dana /prospective fencing contractors
- The Board will review the bids at the next Board meeting.
- The Board made a motion to have the following owners work with Dana on this fence project. Dave Sorensen, Lori Nelson, and Doreen Herriott. This motion was seconded and passed unanimously.

Stair Replacement

- The Board approved the replacement of the stairs in front of units 10 and 11. Scott Olpin agreed to get bids for the replacement.

Heat Tape Bids

- A motion was made to not pursue installing heat tapes. Installing heat tapes would be up to each individual owner. This motion was seconded and passed unanimously.

Survey

- In order to install fences, the Board needs to obtain a survey. Doreen volunteered to get bids for a survey. Doreen agreed to get bids for the survey.

Bids for Concrete/Asphalt

- The Board has tabled this issue for a later date.

Gutter Concerns

- The Board asked Terri to repair/replace gutters at units #32, #12 and in back of unit #5. Terri will contact Colorado Maintenance for these repairs.

Recycling Update

- The Board reports that so far the recycling is working great. If an owner wants to sign up for recycling, please obtain a key from Crystal Property.

Information Board

- The Board has installed an information board.
- Agenda for meetings and special notices will be placed on the information board.

Railroad Ties

- The Board reviewed the bid from Scott Pace that included removing the existing railroad ties and replacing them with landscape timbers.
- The bid submitted was for \$4750.00.
- A motion was made to accept this bid with some additional work possible. This motion was seconded and passed unanimously.
- Doreen and Lori agreed to work with Scott Pace on this project.

Legal Consultation

- The Board previously met with Charles Willman, homeowner association attorney on May 11, 2009 at Mr. Willman's office.
- The Board reviewed flood insurance issues, policy and procedures relating to covenant violations and the current covenants.
- Mr. Willman noted that Oakhurst Homeowner Association does not have by laws.
- Terri agreed to type up a sample from another HOA and forward this draft to the Board via e-mail to review.
- Mr. Willman also recommended to the Board that the Board review the Rules & Regulations and Parking Rules to make sure these rules are in line with the covenants.
- The Board will meet within the next couple of weeks to make revisions to the above.
- After the revisions are made, the Board will mail out these revisions to all owners and call for a Special Board meeting to discuss and adopt these revisions.

Board Meeting Calendar

July 15, September 16, November 18th at the above listed address to be held at 6:00 p.m.

With no further business the Board adjourned at 8:10 p.m.

Respectfully,

Terri Knob
Crystal Property Management