

OAKHURST SOUTH TOWNHOME HOMEOWNER ASSOC.

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

Held at CPM Office (1512 Grand Ave #109)
Glenwood Springs, CO 81601

Tuesday, April 15, 2008
6:00 – 7:00 p.m.

BOARD PRESENT	Lori Nelson	Matt Blouin
	Shelly Lott	Lori Nathe
	Doreen Herriott	
OTHERS PRESENT	Terri Knob-CPM	Melanie Kong
	Nancy Hernandez	

A Board of Directors meeting for Oakhurst South Townhome Homeowners Association was held at the CPM Office, 1512 Grand Ave #109, Glenwood Springs, CO on Tuesday, April 15, 2008. The meeting was called to order at 6:00pm by Lori Nelson. A quorum was established.

Financials

- The March 31, 2008 financials were reviewed and accepted with no corrections.

Budget

- The 2008 Budget (Actual versus Budget) was reviewed and discussed.

Owner Issues

- The stairway outside Units 11 and 10 needs repairs. This bid will be e-mailed to all Board members and discussed outside of this meeting.
- An owner expressed concerns of having their vehicle tagged and a notice placed on the vehicle that it could possibly be towed because of a flat tire and expired license. The Board discussed these violations with the owner.
- Unit #2 asked If they could install French Doors on the front of their unit. A picture of the inside appearance of the doors was given to the Board members. The Board asked for an outside picture to see how it conforms to other outside doors.

Posted Speed Limit

- Please remember that the speed limit is posted at 10 mph. For safety reasons, the Board is asking that all residents please slow down. We have children and pets that utilize the streets.

Roof Replacement Update

- The bid for \$58,000 from Rick Bost Roofing Company has been accepted by the Board. This would complete the roof project in the complex. Monies are being set aside with hopes that the final building can be re-roofed in September/October.

Gutter Repairs

- Crystal Property is obtaining bids to have the gutters repaired. Lori will check with the previous gutter company to see if any gutter warranty is still in place. It was suggested that plastic snow guards be installed. Crystal Property will contact the roofing company and get a price for the snow guards.

Trex Fence Replacement

- Crystal Property will be obtaining bids for fence replacement. This will be added to the list for future capital projects.

Trash Dumpster Fence Repair

- Crystal Property will obtain a bid for repairing the trash enclosure.

Parking Enforcement

- The Board discussed parking enforcement. The Board agreed to review current parking policy and come up with either one or two parking enforcement proposals. This plan will then be voted on at a future Board meeting. All owners will be encouraged to attend this meeting.

Pet Policy

- It was noted that some owners are letting their dogs run loose. For safety reasons, all pets must be on a leash. There is also a concern of owners/tenants not picking up dog waste. Lori Nathe agreed to put together a flyer that will be approved by the Board before posting on all doors.

With no further business the meeting was adjourned at 8:00pm.

Respectfully,
Terri Knob