

OAKHURST SOUTH TOWNHOME HOMEOWNER ASSOCIATION
1512 Grand Ave., Suite 109
Glenwood Springs, CO 81601
(970) 945-7266
2009 Annual Meeting

Held at Glenwood Springs Community Center
100 Wulfsohn Road
Glenwood Springs, CO 81601

November 18, 2009
6:00 – 7:15 p.m.

PRESENT: Lori Nelson- Board of Directors Matt Blouin- Board of Directors
 Shelly Lott – Board of Directors Lisa Wilson – Resident
 Charmaine Boudreaux- Resident Julie Mao – Resident
 Steve Weller – Resident Justyna Lukaszcyk - Resident
 Mike Dunn - Resident
 Justin Windholz – Crystal Property Management
 Proxies and Mail in Ballots available at Property Management Office

The 2009 Annual Meeting for Oakhurst South Townhome Homeowners Association was held at the CPM Office, 1512 Grand Ave #109, Glenwood Springs, CO on November 18, 2009. The meeting was called to order at 6:10pm. A quorum was established.

- 2010 Budget
 - The 2010 Budget was reviewed and discussed. The majority of votes received were in favor of the 2010 Budget therefore it was approved.
- Election of Board
 - The current Board members, Lori Nelson, Matt Blouin, Shelly Lott, Doreen Herriot all agreed to volunteer again. Charmaine Boudreaux also volunteered for 2010. The majority of votes were in favor of all volunteers.
- Future Capital Projects
 - The Board discussed the capital projects they would like to see done and which will be bid out in 2010. The projects include the paving of the lower parking area and the gravel area in front of the lower units, the completion of the fence remodel, landscaping improvements and re-securing the railings around the property. These issues will all be discussed at a future Board meeting.
- Homeowner Concerns
 - One owner asked the Board to consider increasing the recycling service as well as getting a bear proof trash container. Crystal Property agreed to look at the issue.

- One owner asked the Board to consider purchasing a sign in 2010 that says 2600 Oakhurst so that visitors could easily find the property. The Board agreed to discuss it at an upcoming meeting.
- One owner noted that a piece of one of the stairs had come loose. Crystal Property agreed to get the issue repaired.
- One owner requested a notice be sent out in regards to cars which are warming up for more than 5 minutes. Crystal Property agreed to research the issue.
- The new Board agreed the next meeting will be held on March 2, 2010.

With no further business the meeting was adjourned at 7:15pm

Respectfully,

Justin Windholz
Crystal Property Management