

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

Held at Oakhurst Townhomes (2600 Oakhurst)  
Glenwood Springs, CO 81601

April 20, 2010  
5:30 – 7:00 p.m.

PRESENT: Lori Nelson- Board of Directors  
Charmaine Boudreaux – Board of Directors  
Shelly Lott – Board of Directors  
Matt Blouin – Board of Directors  
Justin Windholz – Crystal Property Management  
Scott Pace – Sanctuary Landscaping

A Board of Directors meeting was held at the Oakhurst Townhomes, 2600 Oakhurst Ct, Glenwood Springs, CO on April 20, 2010. The meeting was called to order at 5:30pm

- Fence Project
  - The Board inspected the fence at the property. After discussion it was agreed that the vendor did a good job on the repairs and could be sent final payment for the work.
- Architectural Request
  - One owner submitted a request to move their rear fence to extend further out as well as construct a fence, stairway from their balcony to the garden level and shed in their back yard area. After review, the Board decided the following: The fence could be moved if the adjacent owners agreed to move their fence as well to make the fence line consistent; the stairway was rejected because it would be inconsistent with the rest of the units; the shed would be re-considered after additional information was gathered concerning the size and materials. Crystal Property agreed to notify the owner of the Board's decision.
- Landscaping Items
  - Scott Pace was present to discuss the various landscaping projects the Board would like to have done. After review it was decided that Scott would do the following:
    - i. Install drip irrigation to the planter boxes that run adjacent to Blake Ave.
    - ii. Remove the swing set.
    - iii. Remove several elm trees around the complex.
    - iv. Trim several bushes around the complex.

- Maintenance Items
  - The Board reviewed several maintenance items that will be done over the next few months including the following:
    - i. Repairing the gutters where necessary.
    - ii. Installing an “Oakhurst Townhomes” monument sign.
    - iii. Repairing the fencing in front of the lower units so that is in compliance with building codes.
    - iv. Repairing the hand rails near unit #34 that leads from the upper parking area down to the grass area next to Blake Ave and the hand rail near unit #3.
    - v. Power washing and staining the fences at the complex.
    - vi. Repairing siding at several units.
- Crystal Property will get bids and follow up on the projects as needed.
- Violations
  - The Board reviewed several violations mainly concerning storage of misc items at the complex. Crystal Property agreed to send letters to the violating units.
- Owner Issues
  - Shelly Lott advised the Board that she would like to talk to the children and parents of the children at the complex to explain to them where they should play in the summer so that no one was hurt and the property stays clean and free of toys and messes. Charmaine Boudreaux and Lori Nelson agreed to help coordinate and plan this meeting.
  - Charmaine requested that owner info sheets be sent to all owners so that we can update the Association files. Crystal Property agreed to do so.

With no further business the meeting was adjourned at 7:30pm

Respectfully,

Justin Windholz  
Crystal Property Management