

OAKHURST SOUTH TOWNHOME HOMEOWNER ASSOCIATION

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

Held at Community Center (100 Wolfsohn Rd)
Glenwood Springs, CO 81601

Wednesday October 15, 2008
6:00 – 7:30 p.m.

PRESENT:	Lori Nelson- BOD	Shelly Lott- BOD
	Mike Dunn- Owner	Lori Nathe- Owner
	Charmaine Boudreaux- Owner	Scott Olpin- Owner
	Doreen Herriott- Owner	
	Justin Windholz- Crystal Property Management (CPM)	
PROXIES:	George Dana	Marie Baldwin
	Lisa Wilson	

The Annual Meeting of the Oakhurst South Townhome Homeowners Association was held on October 15, 2008 at 6:00 p.m. at the Glenwood Springs Community Center, 100 Wolfsohn Road, Glenwood Springs, CO 81601. The meeting was called to order at 6:10pm

1. Previous Meeting Minutes
 - a. The previous annual meeting minutes were reviewed and approved.
2. Financials
 - a. The financials were reviewed and approved.
3. Budget
 - a. The 2009 proposed budget was reviewed. It was noted that the dues are increasing to \$234 for 2009. The surplus that will be created in 2009 will be to address various issues at the property which the Board will decide on in 2009 (landscaping improvements, paving of the parking lots, new fencing). After discussion, the 2009 budget was voted on and approved.
4. Election
 - a. There was an election for the 2009 Board of Directors. Laurie Nelson, Shelly Lott, Scott Olpin, Matthew Blouin, and Doreen Herriott are the 2009 Board of Directors.
5. Roof Project
 - a. The roof project is scheduled to be 100% completed by the end of 2008. The roofers will be working on the final building within the next few weeks.
6. Owner Concerns
 - a. The issue of kids playing in the fire lane was discussed. The consensus was that the kids are becoming destructive and dangerous. The Board asked Crystal Property to compose a letter that will be mailed out as well as posted at the property asking parents to make sure their children are supervised. If they remain in compliant the owners units will be fined.
 - b. The Board discussed some various capital projects that they would like to see in 2009. One was to fix the playground area which they hope will help with the

problem of kids playing in the fire lane. The Board will also be seeking bids to replace the fence in 2009, bids to pave the parking areas that are currently gravel and bids for an "Oakhurst Townhomes" sign. Depending on the costs of these issues a final determination will be made at a later Board meeting.

- c. There were several requests for Crystal Property to send out letters about noise complaints for a couple of units
- d. There was a request to get some trees trimmed that are blocking some of the signs at the property. Crystal Property agreed to see that the work gets done.
- e. One owner requested that the City of Glenwood put up new signs on 27th St, Blake St, and Oakhurst. Lori agreed to contact the City of Glenwood to see about the process.
- f. There was also a request that the City of Glenwood be contacted to possible tow some of the cars on 26th St which have not moved in quite some time. Lori agreed to talk to the City about this as well.
- g. A request was made to talk to the trash company about a recycling program. Whether it is done with individual containers or a main bin that everyone has access to will be determined. Crystal Property agreed to call the current trash contractor to discuss.
- h. Owners were asked about their interest in creating a pet surcharge or a requirement that tenants can not have pets. The owners present decided that they would like for tenants not to be able to have dogs because it is felt that most of the dog waste issues are attributed to tenants. Before the next meeting, a mail out will be prepared that explains the process and an opportunity will be given to owners to attend a meeting if they object. At that meeting the policy will be implemented.
- i. In 2008 the Board decided to start enforcing parking issues more stringently. The Association purchased a boot and hired a company to boot unauthorized vehicles at the property. This program has been successful thus far and will be continued in 2009.

With no further business the meeting was adjourned at 7:30 p.m.

Respectfully,

Justin Windholz
Crystal Property Management