OAKHURST SOUTH TOWNHOME HOMEOWNER ASSOCIATION

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

Held at CPM Offices
1512 Grand Ave #109
Glenwood Springs, CO 81601

November 10, 2011
5:30 p.m.

PRESENT: Lori Nelson – Board of Directors
Shelly Lott – Board of Directors
Doreen Herriot – Board of Directors
Alison Bret – Resident
George Dana – Resident
Justin Windholz – Crystal Property Management

A Board of Directors meeting was held September 14, 2011. The meeting was called to order at 5:30 pm. A quorum of the Board was established.

- Current Financials
  - The Board reviewed the October 2011 financials. After review, a motion was made to approve the financials. The motion was seconded and approved unanimously.

- Old Business
  - The Board discussed the ongoing capital improvements at Oakhurst: the pavement project and the dumpster enclosure reconstruction.
    i. The pavement project has been completed and there is a punch list of several items that is still pending completion.
    ii. The trash enclosure is in the process of being installed. This will continue to be discussed as progress continues.
- New Business
  - George Dana was present to discuss an electrical transformer that was recently moved next to George's unit. George advised the Board that the transformer was noisy and would like the help of the Board dealing with the City so that they move it elsewhere. The Board agreed to help as they could.
  - The Board discussed installing concrete curbs at the property along both sides of the fire lane. It was agreed that this will be bid out in 2012.

- Alison Brett proposed that the Board consider creating a new welcome packet for all owners and tenants. After discussion, it was agreed that Alison would create a draft for the Board to review.
- The Board asked that a newsletter be drafted concerning winter items. Justin Windholz agreed to compose the newsletter.
- The Board reviewed and discussed the 2012 budget. After discussion, a motion was made to approve the budget. The motion was seconded and approved. The budget will be mailed out along with notice of the annual meeting.

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

Respectfully,

Justin Windholz
Crystal Property Management