

OAKHURST SOUTH TOWNHOME HOMEOWNER ASSOCIATION

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

Held at 100 Wulfson Road
Glenwood Springs, CO 81601

November 14, 2012

PRESENT: Lori Nelson- Board of Directors Alison Brett- Board of Directors
Doreen Herriot – Board of Directors Charmaine Boudreaux – Board of Directors
Justin Windholz- Crystal Property Management (CPM)
Complete list of owners present and proxies available at property offices

The Annual Meeting of the Oakhurst South Townhome Homeowners Association was held on November 14, 2012 at 6:00 p.m. at 100 Wulfson Rd, Glenwood Springs, CO 81601. The meeting was called to order at 6:10pm

- Previous Meeting Minutes
 - The previous annual meeting minutes were reviewed and approved.
- Financials
 - The financials were reviewed and approved.
- Budget
 - The 2013 proposed budget was reviewed. It was noted that the dues were scheduled to remain at their present levels. Owners were concerned about the amount of money being saved and that it was more than necessary given all the projects that have been completed. After discussion, everyone present agreed that if the dues are able to be easily raised if needed that the dues should be reduced to \$175. It was agreed that the dues will remain at \$200 if the covenants restrict the amount in which the dues can be raised if necessary.
- Election
 - There was an election for the 2013 Board of Directors. Lori Nelson, Shelly Lott, Charmaine Boudreaux, Matthew Blouin, Doreen Herriott and Alison Brett were elected as the 2012 Board of Directors.
- Owner Concerns
 - Owners asked that a newsletter be sent out to all residents advising of several things: not to burn trash, to keep the heat on inside each unit, to keep all areas clean.

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

Respectfully,

Justin Windholz
Crystal Property Management