

OAKHURST SOUTH TOWNHOME HOMEOWNER ASSOCIATION

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

Held at the US Bank Building (1901 Grand Ave)
Glenwood Springs, CO 81601

December 5, 2011

PRESENT: Lori Nelson- Board of Directors Shelly Lott- 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 December 5, 2011 at 6:00 p.m. at the US Bank building 1901 Grand Ave, 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 2012 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, a motion was made to reduce the dues to \$200 per month for 2012. The motion was seconded and approved.
- Election
 - There was an election for the 2012 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
 - One owner asked that a landscape border be installed around the playground. The Board agreed the idea was good and advised it will be looked at in 2012.
 - Owners had concerns about the status of the dumpster enclosure. Justin Windholz agreed to look into the project further to see about the status.
 - Owners had concerns about the concrete curb in front of the houses along the fire lane. The Board advised that it wasn't thought of when the asphalt project began but it is now much more obvious and in 2012 the Board will look to get bids for the project.
 - Owners asked that the City of Glenwood be contacted in regards to the mess that was left behind the eastern units when the City relocated the electric transformer. Justin Windholz agreed to look into the project further.
 - The membership discussed the 2012 meeting schedule. After review, it was decided that the meetings would be held in on the 2nd Wednesday in February, April, then each month thereafter for the rest of the year with the annual meeting being held in November 2012. Notices will be placed at the property and on the Association website.
 - Alison Brett explained that she will be working to compose a welcome letter for all new tenants and owners which will explain the rules and different aspects of the community. This should be completed in 2012.

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

Respectfully,

Justin Windholz
Crystal Property Management