

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

Held at CPM Office (1512 Grand Ave #109)
Glenwood Springs, CO 81601

September 16, 2009
6:00 – 7:30 p.m.

PRESENT: Lori Nelson- Board of Directors Matt Blouin- Board of Directors
Doreen Herriott – Board of Directors
Charmaine Boudreaux- Resident
Justin Windholz – Crystal Property Management

A Board of Directors meeting for Oakhurst South Townhome Homeowners Association was held at the CPM Office, 1512 Grand Ave #109, Glenwood Springs, CO on September 16, 2009. The meeting was called to order at 6:15pm

- Financials
 - The financials were reviewed and discussed. A motion was made to approve the financials. The motion was seconded and approved.
- Previous Meeting Minutes
 - The Board reviewed the most recent meeting minutes. A motion was made to approve the minutes. The motion was seconded and approved.
- Railroad Tie Project
 - The Board reported that the railroad tie project has been completed pending a final walk-through.
- Fence Bids
 - The Board discussed the fence project. Dana revised the scope of work and will work to seek bids for the project. Crystal Property agreed to send the revised scope of work to some various vendors as well.
- Insurance Bid
 - The Board reviewed an insurance quote for the Association. Several questions were asked and Crystal Property agreed to follow up with the insurance company.
- Rules/ Regulations
 - The Board discussed the revised rules and regulations. It was decided that they would be sent to the HOA attorney for review.
- Annual Meeting
 - The Board agreed the Annual Meeting would be held on November 18, 2009.

- 2010 Budget
 - The Board asked Crystal Property to create a 2010 budget for the Board to review.
- Owner Concerns
 - There was discussion of parking and storage issues from two units. Crystal Property agreed to send letters to the owners.
 - The Board discussed several upcoming landscaping issues that need to be addressed: an elm tree that needs to be cut down, the removal of sprinkler faucet handles.

With no further business the meeting was adjourned at 8:30pm

Respectfully,

Justin Windholz
Crystal Property Management