

**Oakhurst Homeowner's Association
1512 Grand Ave. Suite 109
Glenwood Springs, CO 81601
(970)945-7266/Fax(970)945-7281**

Board of Directors Meeting

**Board Meeting:
March 18, 2009 @ 6:00
Meeting Location
Crystal Property Management
1512 Grand Avenue, Suite 109
Glenwood Springs, CO 81601
(970)945-7266**

BOARD PRESENT: Lori Nelson Doreen Herriott
 Scott Olpin

OTHERS PRESENT: Paula Kellaway - CPM
 Graham Hardy

A Board of Directors meeting for Oakhurst South Townhome Homeowners Association was held at the Office of CPM, 1512 Grand Avenue, Suite 109, Glenwood Springs, CO on Wednesday, March 18, 2009. The meeting was called to order at 6:10 p.m. by Lori Nelson. A quorum was established.

Homeowner's Concerns & Requests

- Owner Graham Hardy of Unit 10 pleaded his case for 3 parking passes. The Board took it under advisement and stated that they would need to discuss this with the missing Board Member, Shelly Lot, who was absent at this meeting.

Financials

- The financials for February 2009 were reviewed and accepted.

Meeting Minutes

- The Meeting Minutes for January 21, 2009, were reviewed and accepted.

Fencing Bid

- The Board requested CPM to obtain 2 more bids.
- Bids must reflect that the material being used will be a composite and **not** vinyl.
- Bids must reflect entire project plus bids for lower buildings/upper buildings separately.

Heat Tape Bids

- The Board requested to meet with each roofing company on site prior to making a decision.

Concrete/Asphalt Bids

- The Board reviewed the bids. Because of the bid amounts, the Board requested that CPM acquire additional bids.

Common Area Maintenance Contract

- The Board requested that Sanctuary Property Maintenance add to their contract exactly what the additional \$50 would cover (i.e. cleaning around recycle bins).

Spring Newsletter

- The Board requested CPM to create the newsletter and send it out to the owners for Spring Clean-up.
- The Board requested that the newsletter include the City's dates and times for Spring clean-up and pick up, recycle information for use of the bins, and how to obtain a key.

Recycling

- The Board has agreed to go forward with the recycling containers.
- The Board requested CPM to obtain a list of acceptable items for the bins from Rocky Mtn. Disposal and to provide the homeowners with this list.
- The Board requested CPM to advise the homeowners, if they wish to use the recycle bins that they must obtain a key for the bins at Crystal Property Management.

Signage for Parking

- The Board requested that CPM obtain bids to replace the metal and wooden signs and to put signs where signs are needed, except for the driveways.
- The Board asks that the metal signs be replaced with metal signs and the wooden signs be replaced with wooden signs.
- The signs can be all the same (metal or wood). Any metal posts need to be replaced with 4 x 4 posts.

House Numbers

- The Board requested that CPM obtain how many units need to have their house numbers put back on the front of the units, and how much it will cost.

Information Boxes

- The Board requested CPM to e-mail them the specifications and a picture of what the information boxes would look like before any are ordered.

Balconies

- The Board asked CPM to go out to Oakhurst and obtain the unit numbers of balconies that need to be painted and e-mail the information to the Board. The Board will then decide if a letter should be sent to these owners. This letter will also stipulate the color paint that must be used.

Railroad Ties

- The Board requested that CPM obtain a bid from Scott Pace as soon as possible to have all railroad ties removed on Blake Street, the lower level parking lot and anywhere else railroad ties are located along the common area, and to level the dirt where the railroad ties were in order to beautify the area.

Insurance

- The Board requested CPM to have their insurance agent come to the next meeting to answer questions concerning claims and Flood Insurance.

Graffiti

- The Board requested that the graffiti at Unit 13 be removed from the driveway and concrete and the cost be billed to the unit owner.

With no further business the Board adjourned at 7:52 p.m.

Respectfully,

Paula Kellaway
Crystal Property Management