

Oakhurst South Townhomes Association
P.O. Box 1658
Glenwood Springs, CO 81602

Annual Meeting
October 26, 2006 – 7:00 p.m.

Present:	Lori Nelson - Board	Stephen Weller
	Amber Wissing	Pat Bolin-Helling
	Rosanna Cudmore	Matt Cudmore
	Todd Wagner	Charmaine Boudreaux
	Steve Weller	Michele Wurtsmith
	Eidia De La Torra	Shelly Lott
	Laurie Nathe	Ed/Lesa Wilson
	Maria Sippola	
	Terri Knob, CPM	Dana from Daybreak Construction
Proxies:	Marie Baldwin	Justyne Lukaszzyk

The Oakhurst South Townhomes Association Annual meeting was held at the Community Center, 100 Wulfsohn Road, Glenwood Springs, CO 81601 on October 26, 2006, 7:00 p.m.

1. Recap Capital Fund Expenditures (siding/gutters/painting of decks): Lori gave a recap of the year and discussed the condition of the roofs. Units 1-9 was reroofed in October. Three buildings need to be re-roofed in the next two years.
2. Financial Review: The financials were reviewed and discussed.
3. Raising Dues for Capital Projects (mainly roofs): The current Board proposed that the dues be raised to \$200 per month and that the trash fee be an extra due item. A motion was made to raise the dues to \$200. This motion was seconded and passed with one no vote.
4. 2007 Budget. The Budget was discussed and approved.
5. Election of Board: A motion was made and seconded to accept the roster of new Board members. This motion passed. The following people agreed to serve on the Board:

Matt Cudmore
Laurie Nathe
Amber Wissing

Lori Nelson
Shelly Lott

6. Other Concerns: There were concerned regarding the painting of the decks and condition of some of the back yards. The new Board will meet within the next few weeks to set an agenda and goals for 2007.

With no further business, the meeting was adjourned.

Respectfully submitted,
Terri Knob, Crystal Property