

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

Held at Crystal Property Management Office (1512 Grand Ave #109)
Glenwood Springs, CO 81601

August 9, 2010
6:30 p.m.

PRESENT: Lori Nelson – Board of Directors
Charmaine Boudreaux – Board of Directors
Shelly Lott – Board of Directors
Matt Blouin – Board of Directors
Dorren Herriot – Board of Directors
Justin Windholz – Crystal Property Management

A Board of Directors meeting was held at 1512 Grand Ave #109, Glenwood Springs, CO on August 9, 2010. The meeting was called to order at 6:30pm. A quorum was established.

- Current Financials
 - The Board reviewed the July 2010 financials. After review, a motion was made to approve the financials. The motion was seconded and approved unanimously.
- Previous Meeting Minutes
 - The meeting minutes from July 6, 2010 were reviewed and approved with one correction to be made in regard to the opening of a reserve account with Edward Jones.
- Old Business
 - The Board reviewed several landscaping requests that were made to Sanctuary Landscaping. It was noted that all issues have been addressed.
 - Justin Windholz explained that the siding/ rail project is nearly complete.
 - Justin Windholz presented a bid to create the front entrance sign. The Board agreed that the price was reasonable but wanted more exact details of the project from the vendor (i.e: dimensions, materials, etc). Justin Windholz agreed to do follow up on the additional details.
- New Business
 - The Board discussed the need for a newsletter to be sent out which will address several issues. Crystal Property agreed to create the newsletter and send it to the Board for review.

- The Board reviewed a proposed 2011 budget for the Association as well as a sample reserve study which was created by Crystal Property Management. Doreen Herriot advised that she would talk to Sanctuary Landscaping about bids for several landscaping projects that would be factored into the 2011 budget. The Board will review and discuss this at the next meeting.
- The Board asked prices be sought for removal of snow from the roofs in the winter to avoid ice damage. Justin Windholz agreed to do this.
- The Board asked Crystal Property to get the basketball hoop repaired. CPM agreed to do so.
- Charmaine Boudreaux advised of a tree in her neighbor's back yard that she would like to have removed. CPM will contact the neighbor about the situation.
- Lori Nelson asked that a loose board be repaired next to her unit. CPM agreed to coordinate the repairs.
- One owner had concerns about appliances being stored outside of one of the units. CPM agreed to send a letter to the owner advising them to have them removed and that no parking is allowed in the fire lane.
- The Board agreed the next Board meeting would be held on September 13, 2010 at 6:30pm.

With no further business the meeting was adjourned at 7:45 pm

Respectfully,

Justin Windholz
Crystal Property Management