

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

Wednesday July 15, 2009
6:00 – 8:30 p.m.

PRESENT: Lori Nelson- BOD Shelly Lott- BOD
 Matt Blouin- BOD Doreen Herriott – BOD
 Charmaine Boudreaux- Resident Justin Windholz – CPM
 Dana Yarian – Daybreak Construction

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 July 15, 2009. The meeting was called to order at 6:15pm

1. Financials
 - a. The financials were reviewed and discussed. A motion was made to approve the financials. The motion was seconded and approved.
2. Previous Meeting Minutes
 - a. The Board reviewed the most recent meeting minutes. A motion was made to approve the minutes. The motion was seconded and approved.
3. Review Fence Bids
 - a. Dana Yarian from Daybreak Construction was present to discuss the fence bids which were received. After discussion the Board asked that a meeting be scheduled to walk around the homes to look at the fences on-site.
4. Board Resignation
 - a. Scott Olpin resigned from the Board effective immediately. The Board would like to thank Scott for his assistance.
5. Update on Railroad Ties Project
 - a. Doreen gave an update for the Board on the progress of the railroad ties project. The project is expected to be done soon.
6. Bylaws and Rules/ Regulations
 - a. The Board reviewed the proposed Bylaws for the Association. After discussion, a motion was made to approve the Bylaws. The motion was seconded and approved.
 - b. The Board reviewed the Rules and Regulations. After discussion it was decided that the Board needed to revise the rules further. One of the big

issues that the Board is discussing is parking and how it is enforced. This will be addressed at a future meeting.

- i. Crystal Property agreed to call the insurance company and get clarification about charcoal grills and whether or not they could be used at the property.

7. Owner Concerns

- a. There was discussion of parking and storage issues from two units. Crystal Property agreed to send letters to the owners.
- b. One unit has done repairs to their exterior deck without Board approval and left a mess. Crystal Property agreed to send a letter to the owner.

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

Respectfully,

Justin Windholz
Crystal Property Management