

THE CONSERVATORY HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
May 11, 2023 at 5:30pm
Conservatory Clubhouse
2665 S. Jebel Way

- I. ESTABLISH A QUORUM** –3 of the 5 members is needed:
Andrew Igl - President
Chris Horne - VP
Charlie Fiser – Treasurer - absent
Helen Hardin – Secretary
James Lawrence – Director
Business Manager: Cylinda Mobley AMS, PCAM, GRI, Westwind Management Group, Inc.
Association Counsel – Aaron Goodlock with OCHH
- II. CALL TO ORDER** – The meeting was called to order at 5:36pm.
- III. DISCLOSURE OF ANY CONFLICT OF INTEREST** – Helen Hardin is married to Jim Hardin who serves on the Metro District Board. There may be times where Mrs. Hardin may recuse herself from Metro District discussions and/or voting.
- IV. HOMEOWNERS TO ADDRESS THE BOARD**
- A. Homeowner Open Forum
 - B. Correspondence
- V. MEETING MINUTES**
- A. **April 13, 2023 Board Meeting Minutes** – On a motion duly made by Helen Hardin, seconded by Chris Horne, and carried unanimously, the minutes were approved.
- VI. FINANCIAL REVIEW**
- A. **Treasurer’s Report** – Andrew Igl read the report.
 - B. **April 2023 Financials** – On a motion duly made by Andrew Igl, seconded by Helen Hardin, and carried unanimously, the financials were accepted as presented.
 - C. **OCH Collection Report** – The Board reviewed the report.
 - D. **OCH Covenant Report** – The Board reviewed the report.
- VII. REPORTS**
- A. **Social/Welcome/Diversity Committee** – The Board reviewed the report.
 - B. **Communications Committee** – The Board reviewed the report.
 - C. **Operations Committee** – Tim Siml provided an oral report.
 - D. **Design Review Committee** – On a motion duly made by Chris Horne, seconded by James Lawrence, and carried unanimously, the report was approved.
 - E. **Manager Report** – The Board reviewed the report.
 - F. **Task List** – The Board reviewed the task list.
- VIII. UNFINISHED BUSINESS**
- A. **2023 Goals** – The Board reviewed the goals and discussed options for implementation.
 - B. **James Lawrence Resignation** – James Lawrence stated that he will not resign until he is at the signing table closing on his home. He refused to provide the closing date to the Board.
 - C. **Appoint Board Vacancies** – On a motion duly made by Helen Hardin, seconded by Andrew Igl, and carried by a vote 4-1 with James Lawrence voting against, Bill Wrubleski was appointed to the Board immediately to fill Chris Horne’s vacancy and Barb Gaetos will fill the position open by James Lawrence when he leaves the Board. Charlie Fiser provided a proxy in favor.
- IX. NEW BUSINESS**
- A. **Update on Committee Code of Conduct Signatures** – All members who have committed their service to the association have signed the document.
 - B. **Social/Diversity Committee** – The Social Committee will be absorbing the Diversity Committee and it will no longer have its own meetings or separate events from the Social Committee.
 - a. **Pool Opening Party** – Barb Gaetos and Lynn Siml are heading up the party.
 - C. **Proposals for Blind Replacement in Clubhouse** – On a motion duly made by Helen Hardin, seconded by Andrew Igl, and carried unanimously. Charlie Fiser provided a proxy in favor.
- X. EXECUTIVE SESSION** – The Board convened into Executive Session and upon exiting, voted on the following:
- A. **Acct. #33270 – Settlement Statement** – On a motion duly made by James Lawrence, seconded by Chris Horne, and carried unanimously, the settlement statement was accepted.
 - B. **Acct. #84402 – Judicial Foreclosure** – On a motion duly made by Chris Horne, seconded by James Lawrence, and carried unanimously the Board agreed to the judicial foreclosure.

- C. **Acct. #33203 – HB22-1137 Collection Turnover to Attorney** – On a motion duly made by Chris Horne, seconded by James Lawrence, and carried unanimously, the Board approved turning over the account to the attorney for further collection efforts.
- D. **Acct. #33285 – HB22-1137 Collection Turnover to Attorney** – On a motion duly made by Andrew Igl, seconded by James Lawrence, and carried unanimously, the Board approved turning over the account to the attorney for further collection efforts.
- E. **Acct. #33285 – Restraining Order Information** – Hearing set for Tuesday, May 23rd at 9:30am in Littleton.

XI. **ADJOURNMENT** – With no further business to discuss, the meeting was adjourned at 6:47pm.

Approved by the Board of Directors

Wileen J Hardin June 8, 2023