

**THE CONSERVATORY HOMEOWNERS ASSOCIATION, INC.**  
**BOARD MEETING AGENDA**  
**July 14, 2022 at 5:30pm**  
**Conservatory Clubhouse**  
**2665 S. Jebel Way**

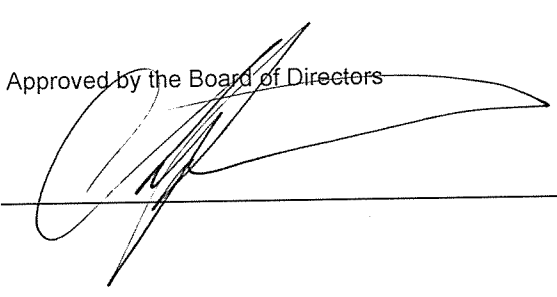
- I. ESTABLISH A QUORUM** –3 of the 5 members is needed:  
Helen Hardin, President  
James Lawrence - VP  
Bill Fisher, Treasurer  
Chris Horne, Secretary  
Max Strain, Director  
Business Manager: Cylinda Mobley AMS, PCAM, GRI, Westwind Management Group, Inc.  
Association Counsel: Aaron Goodlock with OCHH
- II. CALL TO ORDER** – The meeting was called to order at 5:30pm.
- 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 have to recuse herself from Metro District discussions and/or voting.
- IV. HOMEOWNERS TO ADDRESS THE BOARD**
- A. Homeowner Open Forum**
  - B. Correspondence** – The Board reviewed the correspondence.
    - 1. Kudos to Pool Staff
    - 2. Email Regarding Pool Incident
    - 3. Email Regarding Pool Incident
    - 4. FRR Incident Report
    - 5. Attorney Opinion Email on FRR Email and Request Regarding Pool Incidents
    - 6. Pond 6 Update
    - 7. Pool Heater Inspection
    - 8. Owner Email Concern about BBQ Smokers
- V. MEETING MINUTES**
- A. June 9, 2022 Board of Directors Meeting Minutes** – On a motion duly made by Helen Hardin, seconded by James Lawrence, and unanimously carried the minutes were approved.
- VI. FINANCIAL REVIEW**
- A. June 2022 Financials – Treasurer's Report** – On a motion duly made by Bill Fisher, seconded by James Lawrence, and carried unanimously, the financials were accepted as presented.
  - B. OCH Collection Report** – The Board reviewed the report.
  - C. 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** – The Board reviewed the report.
  - D. Design Review Committee** – On a motion duly made by James Lawrence, seconded by Bill Fisher, and unanimously carried the report was approved.
    - a. Discussion on DRC Approval of Garage Door Color
  - E. Nominating Committee Roster** – The Board reviewed and approved the roster attached to these minutes.
  - F. Budget Committee Roster** – The Board reviewed and approved the roster attached to these minutes.
  - G. Manager Report** – The Board reviewed the roster.
- VIII. UNFINISHED BUSINESS**
- A. Clubhouse Electronic Sign** – Peter Fellenz provided the updated project report. Awaiting the permit from the City of Aurora.
  - B. Webmaster Contract** – On a motion duly made by Helen Hardin, seconded by Bill Fisher, and carried unanimously, the Board voted to move forward with new webmaster.
  - C. New Compliance Policy for Recent Law Changes** - Pending
  - D. New Collection Policy for Recent Law Changes** - Pending
  - E. Front Range Recreation Updates** – Jenn Thomas gave the Board an update on the recent incident reports. She requested that an eblast go out to the community about younger residents leaving trash in the pool area.
- IX. NEW BUSINESS**
- A. Clubhouse Monitoring Schedule** – The Board modified the schedule.
  - B. Acct. 34480 – Request to Remove Fines** – On a motion duly made by Helen Hardin, seconded by James Lawrence, with Chris Horne voting against, the request was approved.
  - C. Annual Meeting Timeline Discussion** – The Board discussed the timeline.

- D. **Online Voting** – Vote HOA Now – On a motion duly made by James Lawrence, seconded by Bill Fisher, and carried unanimously, the association will renew Vote HOA Now.
- E. **Vending Machines at Pool** – Management to request additional information.
- F. **Ratification of Insurance Renewal** – Ratification of action taken outside of a meeting with a vote of 4 for and Bill Fisher voting against.
- G. **Ratification of Accounts Sent to Attorney for Lawsuit for Collection** – The Board voted unanimously to ratify these decisions in an action outside of a meeting.
  - a. Acct. 84402 owes \$772.00
  - b. Acct. 33270 owes \$1544.50
  - c. Acct. 33632 owes \$686.00
  - d. Acct. 34059 owes \$293.00
- H. **Email Decorum** - tabled
- I. **Nominating Committee Charter to Sept 1 rather than Sept 15<sup>th</sup>** – The Board decided to change the date from the 15<sup>th</sup> to the 1<sup>st</sup>.

X. **EXECUTIVE SESSION** – None.

XI. **ADJOURNMENT** – With no further business to discuss, the meeting was adjourned at 7:14pm.

Approved by the Board of Directors



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