

THE CONSERVATORY HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
June 8, 2023 at 5:30pm
Conservatory Clubhouse
2665 S. Jebel Way

I. ESTABLISH A QUORUM

Andrew Igl - President
Charlie Fiser - Treasurer
Helen Hardin - Secretary
Bill Wrubleski - Director
Barb Gaetos - 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 recuse herself from Metro District discussions and/or voting.

IV. HOMEOWNERS TO ADDRESS THE BOARD

- A. Homeowner Open Forum** - a concern was brought to the Board about bad behavior at the pool. Manager to address in eblast.
- B. Correspondence** - The Board reviewed the correspondence.
 - 1. Conservatory Metro District Communication Regarding Newsletter
 - 2. Aurora HOA 101 Series
 - 3. Waste Connections Email Regarding Truck Leak
 - 4. Communication from Acct. 33794 Regarding DRC Request
 - 5. Former Board Member Removal from Security Software
 - 6. Correspondence Regarding Roundabouts
 - 7. Updated Welcome Letter to New Owners

V. MEETING MINUTES

- A. May 11, 2023 Board Meeting Minutes** - On a motion duly made by Helen Hardin, seconded by Charlie Fiser, and carried unanimously, the minutes were approved.

VI. FINANCIAL REVIEW

- A. Treasurer's Report**
- B. May 2023 Financials** - On a motion duly made by Charlie Fiser, seconded by Andrew Igl, 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 a verbal report.
- D. Design Review Committee** - The Board reviewed the report. Discussion ensued about the process and how to better it for quicker turn around and applications denied when the committee really just needs more information
- E. Manager Report** - The Board reviewed the report.
- F. Task List** - The Board reviewed the list and assigned outstanding tasks.

VIII. UNFINISHED BUSINESS

- A. 2023 Goals Update** - Discussed goals and how to implement Items pending additional information.
- B. Board Member Clubhouse Rotation Schedule** - Manager to send open spreadsheet to Board to fill in through annual meeting.
- C. Board Member Code of Conduct** - The Board signed the Code of Conduct to include new directors.
- D. Updated Bank and VMS Signature Cards** - The Board officers signed the bank and VMS signature cards.
- E. Updated Blindsmith Proposal** - On a motion duly made by Helen Hardin, seconded by Bill Wrubleski, and carried unanimously, the updated proposal was approved in the amount of \$5716.20.

IX. NEW BUSINESS

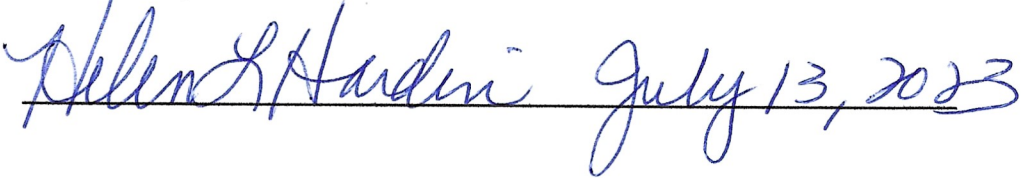
- A. Acct. #33637 - Request for Variance to Cover Vehicle** - On a motion duly made by Helen Hardin, seconded by Andrew Igl, and carried unanimously, the request for variance was denied.
- B. Acct. #34557 - Request for Variance to Cover Vehicle** - On a motion duly made by Andrew Igl, seconded by Helen Hardin, and carried unanimously, the request for variance was denied.
- C. RTS Proposal for Front Landscaping with New Sign** - tabled for meeting with landscape company.

D. **Underdrain Information for Article** – Board weighed in on additions to article. Final will be drawn up and submitted to Board and attorney.

- X. **EXECUTIVE SESSION** – The Board convened into Executive Session and upon exiting made the following decisions:
- A. **Acct. #76603 Judicial Foreclosure** – On a motion duly made by Andrew Igl, seconded by Helen Hardin, and carried unanimously, the foreclosure was approved.
 - B. **Westwind Updated Management Agreement and Exhibits** – On a motion duly made by Charlie Fiser, seconded by Bill Wrubleski, and carried unanimously, the Westwind Management and Agreement and Exhibits were approved.
 - C. **USPS CBU Responsibility**
 - D. **1137 Next Level to Attorney Compliance Issues** – The manager was directed to follow the compliance policy regarding these items.

XI. **ADJOURNMENT** – With no further business to discuss, the meeting was adjourned at 8:30pm.

Approved by the Board of Directors

 Helen Hardin July 13, 2023