

THE CONSERVATORY HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
January 12, 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
Helen Hardin – Director
James Lawrence – Secretary
Business Manager: Cylinda Mobley AMS, PCAM, GRI, Westwind Management Group, Inc.
- 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** - None
 - B. **Correspondence** – The Board reviewed the correspondence.
- V. MEETING MINUTES**
- A. **November 10, 2022 Annual Meeting Minutes** – The Board reviewed the minutes and offered corrections.
 - B. **December 8, 2022 Organizational Meeting Minutes** – On a motion duly made by Andrew Igl, seconded by Chris Horne, and unanimously approved, the motion carried.
 - C. **December 8, 2022 Board Meeting Minutes** – On a motion duly made by James Lawrence, seconded by Chris Horne, and unanimously carried, the minutes were approved.
- FINANCIAL REVIEW**
- A. **Treasurer’s Report** – Charlie Fiser provided an update and suggestions that the Board will take into consideration.
 - B. **OCH Collection Report** – The Board reviewed the report.
 - C. **OCH Covenant Report** – The Board reviewed the report.
- VI. REPORTS**
- A. **Social/Welcome/Diversity Committee** – There was no meeting in December.
 - B. **Communications Committee** – Chris Horne provided an update to the report. The Communications Committee is and has been looking for volunteers to fill various roles. If community volunteers are not obtained, then the association will need to engage the services of professionals.
 - C. **Operations Committee** – The Board reviewed the report.
 - D. **Design Review Committee** – On a motion duly made by Chris Horne, seconded by James Lawrence, and carried unanimously, the report was approved.
 - a. **Board liaison discussion** – On a motion duly made by Andrew Igl, seconded by Helen Hardin, and carried by a vote of 3-1 with James Lawrence voting against and Chris Horne abstaining, Andrew Igl will be the DRC Board liaison for the 2023 year.
 - E. **Manager Report** – The Board reviewed the report.
- VII. UNFINISHED BUSINESS**
- A. **Clubhouse Electronic Sign Update and Training** – Discussion ensued about training and the visibility of the sign.
 - B. **Committee Inventory Update** – Chris Horne provided an update.
 - C. **Acct. #84445 Legal Action** – On a motion duly made by Chris Horne, seconded by Andrew Igl, and carried by a vote of Chris Horne and James Lawrence voting against, the Board approved the attorney pursuing foreclosure against the owner for nonpayment of association assessments.
 - D. **SBSA Revised Underdrain Reserve Study** – Tabled to February.
- VIII. NEW BUSINESS**
- A. **2023 Goals** – Board to send goals to management to compile for upcoming February meeting.
 - B. **Compliance Process Discussion** – Discussion ensued about the HB22-1137 new implementation. The Board realizes that it would not be doing its fiduciary duty if it chose to enforce some covenants and not others. Therefore, management will continue to enforce all covenants during inspections.
 - C. **TV for Clubhouse** – Discussion ensued about the pros and cons. Ad Hoc Committee was formed to review. Ad Hoc Committee includes Barb Gaetos, Helen Hardin, Charlie Fiser, James Lawrence, and Mike Wren.
 - D. **Front Range Recreation End of Season Report** – Jenn with Front Range Recreation reviewed the recommended needed items with the Board.
 - a. **Contract** – anticipate the same or higher insurance increase as 2022.

- b. **New Filter Manifold Replacement** – This is an upgrade to what is in pool currently.
- c. **New Flow Cell for Big Pool Chem Controller** – This is an upgrade to what is in pool currently.
- d. **New Stenner Pump for Main Pool and Wader** – Will be able to purchase acid in bulk which is different than how it is set up now and will aid if Ph is high. Staff doing by hand currently and this will keep staff from being near chemicals. On a motion duly made by Chris Horne, seconded by Helen Hardin, and carried by a vote of 4-1 with James Lawrence voting against, the Board agreed to install all items presented by Front Range Recreation.
- E. **Clubhouse Agreement** – Board members to send recommended changes to management to make and then send to the association's attorney for final review.

IX.

EXECUTIVE SESSION

The Board convened into Executive Session to discuss compliance accounts per HB22-1137. Six homes were on the list provided for review and had received the required three notices and fine per the HB22-1137 required policy. Upon exiting Executive Session, a motion was duly made by Helen Hardin, seconded by Chris Horne, and unanimously carried, with the Board voting that the accounts be sent to the attorney for further compliance if the issues still existed on the next inspection.

X.

ADJOURNMENT – With no further business to discuss, the meeting adjourned at 8:20pm.

Approved by the Board of Directors


