



The Conservatory at the Plains Homeowners Association

THE CONSERVATORY HOMEOWNERS' ASSOCIATION, INC. BOARD MEETING MINUTES

August 14, 2025 at 5:30 PM

- I. CONFIRM QUORUM** - The regular Board of Directors meeting for the Conservatory Homeowners Association, Inc was called to order on August 14, 2025 at 5:52 PM by Andrew Igl. The meeting was held at the community clubhouse at 2665 S. Jebel Way and Microsoft TEAMS. Board Members in attendance were Andrew Igl, Helen Hardin, Charlie Fiser, and Jerry Ostermiller. Curtis Link was absent. Managing agent representative, Lyndi Fielitz, CMCA, of AML and the association attorney, Aaron Goodlock, of Orten Cavanagh Holmes & Hunt, LLC were also present.
- II. DISCLOSURE OF ANY CONFLICT OF INTEREST** – There were no conflicts of interest disclosed by the members of the board regarding the items on the agenda.
- III. HOMEOWNERS TO ADDRESS THE BOARD**
 - A. Homeowner Open Forum
 - i. Homeowner asked about possibly installing a drinking fountain on the pool deck.
- IV. MEETING MINUTES**
 - A. July 10, 2025, Board Meeting Minutes – Helen Hardin moved to approve the July 10, 2025, Board Meeting Minutes as presented. Jerry Ostermiller seconded. Motion carried unanimously.
- V. FINANCIAL REVIEW**
 - A. Treasurer's Report - Charlie Fiser presented the Treasurer's report.
 - B. Unaudited June 2025 Financials - Charlie Fiser moved to accept the June 2025 financials as presented, Andrew Igl seconded. Motion carried unanimously.
 - C. OCH&H Collection Report – The Board reviewed the report.
 - D. Delinquency Report – The Board reviewed the report.
 - E. OCH&H Covenant Enforcement Report – The Board reviewed the report.
 - F. Violation Report – The Board reviewed the report.
- VI. REPORTS**
 - A. Social Committee – Robbie Hoch – Committee Member – addressed the Board about the upcoming blood drives, which are scheduled for September 19th and December 1st. There will be a change of leadership in the Committee, Tenille Johnson will be stepping in as Chair.
 - i. Social Sponsorship Program Update – Tabled. Committee would like more time to review the attorney's feedback.
 - B. Communications Committee – Shane Ketterman – Committee member - gave the report. Many homeowners have used the rattlesnake wrangler information that was provided in the previous newsletter. The next newsletter will feature an article about volunteering on the HOA Board.
 - C. Operations Committee – Tim Siml – Committee Chair – gave the report. The solar lights are out of stock but will be ordered when they are available.
 - D. Design Review Committee – Joy Demots – Committee Co-chair - gave the report. The DRC is working on updating the DRC form to help minimize follow-up questions. Helen Hardin moved to approve the report as presented. Andrew Igl seconded. Motion carried unanimously.
 - E. Underdrain Committee – Charlie Fiser – Committee Member - gave the report. The next step is meeting Charles Taylor to locate and mark the underdrain outfalls.
 - F. Manager Report – Lyndi Fielitz gave the report. She updated the Board on various ongoing projects,

quotes, maintenance, and clubhouse maintenance.

i. Insurance Update – The insurance check has been received.

VII. UNFINISHED BUSINESS

- A. Mailbox Update – The mailbox installation dates for phase one have been received. Homeowners will be notified of times and places to pick up the new keys. Keys will also be available for pick up at the clubhouse on Thursdays from 1:00pm – 5:00pm.
- B. Annual Meeting –
 - i. Amending the Bylaws – Andrew Igl made a motion to approve placing the proposed amendment to the Bylaws that clarify the qualifications for Board Members, on the ballot for community vote at the annual meeting. Helen seconded. Motion carried unanimously.

VIII. NEW BUSINESS

- A. Stucco Repairs – Tabled. The Board is waiting for more bids before a decision is made.
- B. Clubhouse Alarm System – Tabled. The Board would like to gather more information before making a final decision.
- C. 2026 Volunteer Recognition Event – The Board discussed the importance of thanking the volunteers. The tentative date for the event is January 28, 2025.
- D. Review Trash Contract Report – Tabled. The Board would like clarification on the contract terms and conditions before making a final decision.
- E. Action taken outside of the meeting:
 - i. IDTER Alarm System quote and electrical workAndrew Igl moved to approve item i., which had previously passed by majority vote. The motion was seconded by Charlie Fiser and carried unanimously.

IX. CORRESPONDENCE & REPORTS –

- A. The Board reviewed the homeowner feedback that was provided to AMI.

X. EXECUTIVE SESSION

- A. CHOA70393 – The Board discussed the violation. Andrew Igl made a motion to turn the account over to the attorney. Charlie Fiser seconded. Motion carried unanimously.
- B. Legal Matters - The Board discussed other legal matters of the Association

- XI. **ADJOURNMENT** - There being no further business, a motion was made, seconded, and unanimously carried to adjourn the regular meeting at 7:59 PM into executive session to discuss legal. The Board exited the session at 8:14 PM.


Helen Hardin, Secretary