



The Conservatory at the Plains Homeowners Association

THE CONSERVATORY HOMEOWNERS' ASSOCIATION, INC. BOARD MEETING MINUTES

September 11, 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 September 11, 2025 at 5:31 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, Jerry Ostermiller, and Curtis Link. Managing agent representative, Lyndi Fielitz, CMCA, of AMI 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. No questions were asked by the homeowners in attendance.
- IV. **MEETING MINUTES**
 - A. August 14, 2025, Board Meeting Minutes – Helen Hardin moved to approve the August 14, 2025, Board Meeting Minutes as presented. Andrew Igl seconded. Motion carried unanimously.
- V. **FINANCIAL REVIEW**
 - A. Treasurer's Report - Charlie Fiser presented the Treasurer's report.
 - B. Unaudited July 2025 Financials - Charlie Fiser moved to accept the July 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 – Barbara Gaetos – Committee Chair – gave an update about the last social committee meeting.
 - i. Social Sponsorship Program Update – Tabled. Committee would like more time to review the attorney's feedback.
 - ii. 2026 Blood Drive Dates – Tabled. The Board would like more information.
 - iii. 2026 Social Committee Proposed Budget – The Board will review the proposed budget drafted by the committee.
 - B. Communications Committee – Shane Ketterman – Committee member - gave the report. The TEAMS account is working again. The next newsletter will feature an articles about school bus etiquette.
 - C. Operations Committee –Tim Siml – Committee Chair – gave the report. The pool furniture has been put away. The pool furniture order has been placed for next season. The pool circuit breaker is in need of maintenance.
 - D. Design Review Committee –Mike Wren– Committee member - gave the report. The DRC is working on updating the DRC form to help minimize follow-up questions. Andrew Igl moved to approve the report as presented. Helen Hardin seconded. Motion carried unanimously.
 - E. Underdrain Committee – Charlie Fiser – Committee Member - gave the report. The Board met with Charles Taylor to identify the underdrain outfalls. The next step is for DRC to scope the outfalls to ensure

the water in flowing properly.

- F. Manager Report – Lyndi Fielitz gave the report. She updated the Board on various ongoing projects, homeowner notifications, maintenance, and clubhouse maintenance.

VII. UNFINISHED BUSINESS

- A. Mailbox Update – The mailbox installation dates for phase 2 are still being finalized with the Post Office. Keys will be distributed at the clubhouse and homeowners will be emailed a list of addresses that are ready for pick up.
- B. Stucco Repairs – The Board discussed the quotes. Andrew Igl moved to approve the Masterful Masonry quote for \$3,442.70. Jerry Ostermiller seconded. Motion carried unanimously.
- C. Clubhouse Alarm System – The Board discussed the proposal. Andrew Igl moved to approve the Saddle Rock Security proposal plus two additional smoke detectors for \$4,220.00. Helen Hardin seconded. Motion carried unanimously.
- D. Review Trash Contract Report – The Board reviewed the report. Andrew Igl moved to approve option A in the report, that extends the trash contract with Waste Connections for seven years and saves the community thousands of dollars. Helen Hardin seconded. Motion carried unanimously.
- E. 2026 Volunteer Dinner Update – Helen Hardin gave the update and presented proposed menu and quote. Charlie moved to approve the quote from Maggiano's for \$1,642.46. Jerry Ostermiller seconded. Motion carried unanimously.

VIII. NEW BUSINESS

- A. Tree Pruning Quote – The Board reviewed the quote to prune the trees around the pool area. Andrew Igl moved to approve the quote by RTS for \$465.00. Helen Hardin seconded. Motion carried unanimously.
- B. Review pool security and clubhouse monitor – The Board discussed the pool security and clubhouse monitor contracts. The Board would like to obtain contracts for next year for budgeting purposes.
- C. Action taken outside of the meeting:
 - i. Fruehauf's Pool Furniture Quote
Andrew 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. None.

X. EXECUTIVE SESSION

- A. CHOA70393 – The Board discussed the account. Andrew Igl made a motion to turn the account over to the attorney. Jerry Ostermiller seconded. Motion carried unanimously.
- B. CHOA70531 – The Board discussed the account. Andrew Igl made a motion to turn the account over to the attorney. Jerry Ostermiller seconded. Motion carried unanimously.
- C. 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 6:56 PM into executive session to discuss legal. The Board exited the session at 7:20 PM.


Helen Hardin, Secretary