

THE CONSERVATORY HOMEOWNERS' ASSOCIATION NOTICE OF 2025 ANNUAL MEETING

The 2025 Annual Meeting of The Conservatory Homeowners Association will be held on
Thursday, December 4, 2025, at 6:30 pm.

**Conservatory Community Center
2665 S. Jebel Way
Aurora Colorado 80013**

Please visit the Association's website at <https://www.conservatoryhoa.com/>

To Join virtually visit: https://teams.microsoft.com/l/meetup-join/19%3ameeting_N2U2ZjYxN2YtMGUwOC00ODc3LTg5NmYtOGVjMTM5NDEyNGY0%40thread.v2/0?context=%7b%22id%22%3a%2294968d9e-7e98-4eda-8104-02c83a8a7d4c%22%2c%22oid%22%3a%2278527d17-2d42-4ef3-8d02-a22eacfe0bff%22%7d

PURPOSE OF MEETING

The primary objectives of the Annual Meeting are to elect new Homeowners to the Board of Directors, approve the minutes from the previous year's meeting, ratify the 2026 budget, and vote on a proposed bylaw amendment that clarifies the qualifications required to serve as a Board member. The Board is comprised of volunteers who are not compensated for their services. These are individuals who play an important role in managing the common property, developing and approving budgets, enforcing the provisions of the Declaration and the Rules and Regulations of the Association and making decisions which affect the future of the Community. Although the meeting will be in person at the Conservatory Community Center voting and quorum will take place online at <https://theconservatory.ivotehoa.com/register>. Please see enclosed information.

ATTENDANCE

The Annual Meeting cannot be held without a quorum. A quorum is represented by ten percent (10%) of the owners entitled to vote and for The Conservatory that number is 141 homes. If the Annual Meeting is not held due to lack of a quorum, the meeting must be rescheduled. This causes increased costs for mailing a rescheduled meeting notification to all 1,405 Homeowners, as well as delaying completion of the business of the Association.

ACCOUNT STATUS

Homeowners who are current with their assessment fees will be able to vote. If you are not current, please contact clientcare@amihoa.com or 720-633-9722 to bring your account current.

ELECTION OF DIRECTORS

There are two (2) Director positions subject to election this year two, three- year terms. The current Board of Directors consists of the following individuals: ***Represents term expiring**

*Andrew Igl – President (Term expires 2025)

*Helen Hardin – Secretary (Term expires 2025)

Charlie Fiser – Treasurer (Term expires 2027)

Jerry Ostermiller – Director (Term expires 2026)

Curtis Link - Director (Term expires 2026)

If you have any questions regarding the Annual Meeting, please contact clientcare@amihoa.com or 720-633-9722.

Sincerely,

The Conservatory Board of Directors



THE CONSERVATORY HOMEOWNERS' ASSOCIATION 2025 ANNUAL MEETING AGENDA

December 4, 2025

Join Virtually:

https://teams.microsoft.com/l/meetup-join/193ameeting_N2U2ZjYxN2YtMGUwOC00ODc3LTg5NmYtOGVjMTM5NDEyNGY0%40thread.v2/0?context=%7b%22Tid%22%3a%2294968d9e-7e98-4eda-8104-02c83a8a7d4c%22%2c%22Oid%22%3a%2278527d17-2d42-4ef3-8d02-a22eacfe0bff%22%7d

- A.** Establish a Quorum 6:30 pm
- B.** Convene the Meeting
- C.** Proof of Notice of Meeting
- D.** State of the Community
 - 1. Welcome
 - 2. Conduct of Meeting Policy, Live Stream protocols
"In accordance with the Association's Conduct of Meeting Policy, members (owners) are prohibited from audio or video recording meetings. As such, any audio or video recording by owners, family members, or guests is not allowed without the Association's consent. By continuing to be in the meeting, you consent not to record the meeting in conformance with the Association's Conduct of Meeting Policy."
 - 3. President's Comments
 - 4. Financial Presentation
 - 5. 2026 Budget Ratification Voting Results
- E.** New Business
 - 1. 2024 Annual Meeting Minutes
 - 2. Bylaw Amendment Results
 - 3. Announcement of Election Results
 - 4. Committee Volunteers Recognized
- F.** Homeowner's Forum
 - 1. Please submit questions in advance to clientcare@amihoa.com.
 - 2. Use the Teams Q & A if participating online.
 - 3. All homeowners must be recognized by the Chair when questions are allowed, state their name, and speak from the designated location.
 - 4. Three minutes per speaker allowed.
- G.** Organizational Meeting
 - 1. Election of Officers
 - 2. Sign Code of Conduct
 - 3. Conflict of Interest Policy
 - 4. Update bank signature cards
- H.** Adjournment



Online Voting and Quorum

As in prior years to help the community achieve quorum, the vote will be conducted online. If we have your email address, you will receive an invitation to vote electronically.

Web Address: <https://theconservatory.ivotehoa.com/register>

If we do not have your email address, you can still vote online. Please go to the web address listed above and click Contact Us to request your code. Check your spam and junk mail folders for this broadcast email and/or add this address to your contacts list.

There are two (2) options to vote.

1. Vote online (preferred). Electronic voting is safe and easy. Follow the instructions on the invitation email you receive from our voting site theconservatory@ivotehoa.com.
2. Request a paper ballot at clientcare@amihoa.com. Candidate information is on the website at <https://www.conservatoryhoa.com/annual-meeting>.

This year in addition to voting on the Board of Directors, The Conservatory Homeowners Association is proposing a limited amendment to our Amended and Restated Bylaws, specifically revising Article 4, Section 4.1 regarding the qualifications for serving on the Executive Board. This change aims to ensure that all Directors are Owners in Good Standing, defined as those who are current on assessments and not in violation of any governing documents. It also clarifies that only one eligible Owner per Lot may serve on the Board at any given time.

In accordance with our governing documents and Colorado law, this amendment requires approval by Owners representing at least 51% of the allocated interests. We invite you to review the proposed changes and cast your vote.

Your participation is essential to maintaining a fair and effective leadership structure for our community. Thank you for your attention and engagement.

Voting begins Thursday, November 13, 2025, at 12:01 AM

Voting ends Wednesday, December 3, 2025, at 5:00 PM

ONLY ONE VOTE PER HOME

If you have any questions, contact clientcare@amihoa.com or 720-633-9722.

Thank you,

Your HOA Board of Directors

Candidates for the 2026 Board Of Directors



Helen Hardin Resident of the Conservatory: 10 years

Why do you want to serve on the Board of Directors? I wish to maintain our community's quality of life and property values. My passion for the neighborhood drives my engagement with all aspects of the operation and management of the HOA. Forward planning, maintaining our amenities and responsible financial management are my priorities.

Community Experience: With 10 years of service in the Conservatory—including service on every committee and the board of directors—I bring a depth of knowledge of the Underdrain Project, community finances, HOA events, and facility operations unlike any other candidate. My background has equipped me with a keen eye for detail, sound judgment, and a strong sense of integrity—all qualities I bring to my role on the board. As the editor of our monthly Newsletter, I keep homeowners informed on key issues.

Education: A graduate of the University of Minnesota and FLETC (Federal Law Enforcement Training Center) I retired in 2014 as a Supervisory Immigration Services Officer for USCIS. As a member of CAI (Community Associations Institute), I educate myself on community governance and keep current on issues about community associations. My husband and I buy and sell antiques, garden and spend time with our granddaughters.

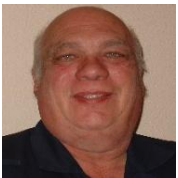


Shane Ketterman Resident of the Conservatory: 2 years

Why do you want to serve on the Board of Directors? As a board member, I feel I can make a huge difference and continue the tradition of a strong HOA board that cares deeply about the condition of our neighborhood.

Community Experience: I have been in the community for over a year and have been active on the board as a communication committee member. I would like to take on more responsibility to see our community continue to thrive and remain as a top Aurora community. Shane loves living in the Conservatory for its strong sense of community, beautiful views, and the well-maintained homes—all made possible by a proactive HOA that helps keep property values strong.

Education: I bring business experience, technical expertise and hold an MBA in Business. I began my career in the tech industry before launching and running my own service-based business. I have led small teams in customer success and am currently building an AI platform designed specifically for trade businesses, have started and run a small HOA community in the past and volunteered on multiple committees outside of the HOA. In addition, Shane enjoys exploring new places and traveling whenever he gets the chance.



Daniel Teske Resident of the Conservatory: 14 years

Why do you want to serve on the Board of Directors? To promote working with, instead of against homeowners. I will also promote more homeowner autonomy and less oversight and increase accessibility to the board.

Community Experience:

Education: I was born and raised in Aurora, Co. I attended Aurora Central High School. I am a former U.S. Marine. I earned a Bachelor of Science in Business Administration from Metropolitan State College (University). I followed that up with earning a MBA in Organization and Operations Management. I worked in the insurance industry as an Escalated Claims Resolution Specialist before transitioning to the airline industry. I managed multiple airport maintenance operations for various 3rd party contractors. Directed maintenance operations for multiple sites. I was the team leader for the accident investigation board at LAX for the 3rd party contractor. I am currently employed in the airline industry with 19 ½ years. I am the proud parent of two sons, grandparent of one grandson, two granddaughters, and great grandparent of one great granddaughter and one great grandson. My hobbies include collecting coins, traveling abroad, cooking, classic muscle cars, and family outings.

2026 Annual Budget

GL Account	2025 Budget	2026 Budget
Income		
41000 - Assessments	\$ 809,280.00	\$ 809,280.00
42100 - Interest - Operating	\$ 500.00	\$ 100.00
42130 - Late Fees	\$ 3,000.00	\$ 12,000.00
42150 - Rule Violation	\$ 4,000.00	\$ 10,000.00
42180 - Legal Reimbursement	\$ 10,000.00	\$ -
42185 - Administrative Fees	\$ 14,000.00	\$ -
46200 - Keys	\$ 400.00	\$ 750.00
46400 - Clubhouse Rental	\$ 8,000.00	\$ 9,000.00
46500 - Clubhouse Deposit	\$ 4,000.00	\$ 15,000.00
	\$853,180.00	\$856,130.00
	\$853,180.00	\$856,130.00
Expense		
60060 - Audit	\$ 3,000.00	\$ 3,000.00
60070 - Subscription/Dues	\$ 1,600.00	\$ 2,000.00
60075 - Collection Admin. Fees	\$ 12,000.00	\$ 9,000.00
60170 - Insurance	\$ 25,000.00	\$ 25,000.00
60220 - Legal	\$ 30,000.00	\$ 30,000.00
60236 - Reimbursable Legal	\$ 15,000.00	\$ 2,000.00
60320 - Management Fee	\$ 120,000.00	\$ 114,000.00
60360 - Postage	\$ 13,000.00	\$ 9,000.00
60370 - Copies	\$ 7,500.00	\$ 7,000.00
60371 - Party Monitor Expense	\$ -	\$ 3,000.00
60400 - Clubhouse Deposit Refund	\$ 4,000.00	\$ 15,000.00
60420 - Records Storage	\$ 800.00	\$ 3,000.00
60430 - Website	\$ 4,000.00	\$ 5,000.00
60480 - Social	\$ 13,000.00	\$ 14,550.00
60500 - Recognition Program	\$ 2,500.00	\$ 2,000.00
60540 - Miscellaneous	\$ 880.00	\$ 800.00
61110 - Clubhouse - Telephone	\$ 4,000.00	\$ 3,500.00
	\$256,280.00	\$247,850.00
Maintenance Expenses		
63000 - Landscape Maint. Contract	\$ 14,000.00	\$ 13,000.00
63040 - Landscape Improvements	\$ 8,500.00	\$ -
63130 - Grounds-Irrigation Maint.	\$ 1,500.00	\$ 2,000.00
63150 - Snow Removal	\$ 12,000.00	\$ 11,000.00
63250 - Grounds- Maint., Trees & Shrubs	\$ 5,000.00	\$ 6,000.00
63280 - Underdrain Maintenance	\$ 30,000.00	\$ 35,780.00
64000 - Clubhouse - Maintenance	\$ 10,000.00	\$ 13,000.00
64205 - Clubhouse - Janitorial	\$ 10,000.00	\$ 10,000.00
65070 - Access Control System	\$ 3,500.00	\$ 3,000.00
65075 - Pool Gate Security	\$ -	\$ 24,000.00
65080 - Pool Maintenance	\$ 10,000.00	\$ 8,000.00
65085 - iDter Security System	\$ -	\$ 3,000.00
65115 - Lifeguard	\$ 110,000.00	\$ 117,000.00
	\$214,500.00	\$245,780.00
Utilities		
61150 - Electric	\$ 8,000.00	\$ 17,000.00
61210 - Gas	\$ 11,000.00	\$ -
61230 - Water	\$ 11,000.00	\$ 12,000.00
61260 - Sewer & Storm Drain	\$ 1,500.00	\$ 1,500.00
61300 - Trash Removal	\$ 252,000.00	\$ 234,000.00
	\$283,500.00	\$264,500.00
Supplies		
60365 - Coupon Books	\$ 900.00	\$ -
60375 - Office Supplies	\$ 4,000.00	\$ 2,000.00
64010 - Clubhouse Supplies	\$ 4,000.00	\$ 5,000.00
65110 - Pool Supplies	\$ 21,000.00	\$ 22,000.00
	\$29,900.00	\$29,000.00
Reserve Fund		
67000 - Reserves	\$ 69,000.00	\$ 69,000.00
Reserves Total	\$69,000.00	\$69,000.00
Total	\$853,180.00	\$856,130.00
Net +/-	\$0.00	\$0.00

Annual Dues and Budget Planning

For the 2025 fiscal year, the association has elected to maintain member dues at \$48 for the upcoming year, 2026. This decision reflects a commitment to financial stability and predictability for all members.

Capital Improvements in 2025

Significant investments were made to infrastructure and security throughout 2025. The following projects were completed:

- USPS Cluster Box Units (CBUs) Replacement: All USPS CBUs were replaced at a total cost of \$250,000. This expense was funded through interest earned from the Construction Defect Reserve. Over five to ten years, the reserve fund is projected to generate sufficient interest to cover the cost, while continuing to serve as a reliable source for any unforeseen underdrain repairs. The annual underdrain maintenance is included in the operating budget. The newly installed CBUs have now been added to the Regular Reserve Account to ensure future repairs and replacements are adequately funded.
- IDTER Security System (Pool Deck): Installation of a new security system on the pool deck, with a total expenditure of \$11,000.
- Clubhouse Security and Smoke Detector Systems: Upgrades to the clubhouse's security and smoke detector systems were completed at a cost of \$3,500.
- Stucco Repairs: Repairs were made to the stucco on fence pillars and the playground shelter, also totaling \$3,500.
- Pool Security Personnel: To enhance pool safety, security personnel were employed in 2025, resulting in an added expense of \$18,000.

Financial Management and Cost Containment

Our new management company, AMI, has taken proactive measures to thoroughly assess expenditures and identify savings opportunities. The association renegotiated its largest contract—trash collection. Additionally, an insurance refund from 2024 and reductions in other contracts have contributed to balancing the budget. Legal collection costs have also been addressed. The association now operates under a shared risk assessment model, which ensures that it is only billed when funds are successfully collected. This change is expected to result in lower overall collection expenses.

Future Planning

The annual assessment is expected to increase in 2027 due to rising labor costs for management, pool, trash and landscape contracts. As homeowners' utilities and service costs go up, ours go up, too. It is expected that annual assessments will increase, possibly on every other year's basis.

A new 5-year financial plan will raise annual assessment contributions, allocate 50% of Construction Defect Interest income to Regular Reserves to reach full funding, and schedule reserve studies for 2027 and 2029. While future Boards cannot be bound, these steps are recommended to keep our community financially sound.

THE CONSERVATORY HOMEOWNERS' ASSOCIATION
2024 ANNUAL MEETING MINUTES
December 5, 2024

- A. Establish a Quorum** – Quorum was achieved by more than 10% via online participation through the voting application.
- B. Convene the Meeting** – Andrew Igl, Board President, welcomed everyone in attendance and called the meeting to order at 6:31 pm. Andrew Igl introduced fellow Board members: Charlie Fiser and Helen Hardin. Gaetos. Andrew Igl then introduced the Community Manager, Lyndi Fielitz, and the Association's attorney, Aaron Goodlock.
- C. Proof of Notice of Meeting** – AMI confirmed that notice was sent out in accordance with the Association's Bylaws of not less than 14 days and no more than 60 days.
- D. State of the Community**
 - A. Financial Presentation – Charlie Fiser presented the financials.
 - B. 2025 Budget Ratification Voting Results – Charlie Fiser presented the voting results. The 2024 Budget was deemed ratified with 86% of the votes to approve the 2025 Budget.
- E. New Business**
 - A. 2023 Annual Meeting Minutes – Andrew Igl presented the voting results. Per the online vote the 2023 Annual Meeting Minutes were approved by 94% of the total votes received.
 - B. Announcement of Election Results – Lyndi Fielitz presented the election results. As there were four (4) individuals running for the Board and three (3) positions open. Charlie Fiser received 76% of the total votes, Jerry Ostermiller received 76% and Curtis Link received 68% of the total votes. Charlie Fiser was reelected and Jerry Ostermiller and Curtis Link join the Board of Directors.
- F. Homeowner's Forum** – Topics discussed include concerns with rabbits on owner lots, the number of elected Board members, violations, and gratitude for partnering with Access Aurora.
- G. Adjournment** – With no further business to discuss, the meeting was adjourned at 7:47 pm and the Board entered into an Organization Meeting.

Helen Hardin Secretary

**LIMITED AMENDMENT TO THE AMENDED AND RESTATED BYLAWS
OF THE CONSERVATORY HOMEOWNERS ASSOCIATION, INC.**

THIS AMENDMENT ("Amendment") to the Amended and Restated Bylaws of The Conservatory Homeowners Association, Inc. ("Bylaws") is made this ____ day of _____, 2025.

RECITALS

The Conservatory Homeowners Association, Inc., a Colorado nonprofit corporation ("Association"), certifies that:

- A. The Association adopted Amended and Restated Bylaws dated March 15, 2006.
- B. Pursuant to Article 12, Section 12.1 of the Bylaws, the Bylaws may be amended by the vote of two-thirds of the Executive Board or by Owners representing at 51% of the allocated interests present, in person or by proxy, and eligible to vote; subject to the limitations set forth in C.R.S. § 38-33.3-303(3)(a).
- C. Pursuant to C.R.S. § 38-33.3-303(3)(a), the Executive Board may not act on behalf of the Association to determine the qualifications, powers and duties, or terms of office of Board members. Accordingly, any Bylaw amendment(s) affecting such provisions require Owner approval.
- D. The Association desires to amend the Bylaws as set forth in this Amendment.
- E. This Amendment has received the affirmative vote of Owners representing at least 51% of votes cast, as required by Article 12, Section 12.1 of the Bylaws.

NOW THEREFORE, the Bylaws of the Association are hereby amended as follows:

- 1. **Amendment.** Article 4, Section 4.1 is amended by deleting that subsection in its entirety and substituting therefor the following:
 - 5.3 **Number and Qualification.** The affairs of the Community and the Association shall be governed by an Executive Board which shall consist of at least three, but no more than seven, Directors, each of whom must be an Owner. Directors must be Members in Good Standing in order to be qualified to serve on the Board. The term "Good Standing" is defined as Members who are not more than 30 days past due in the payment of assessments and who are not otherwise in violation of any provision of the Governing Documents. If a director is not qualified to serve on the Board, the director's position will be deemed vacant. Only one Owner per Lot who is eligible to vote and in Good Standing may be elected or appointed to the Board.
- 3. **No other amendments and ratification.** No other amendments are made to the Bylaws at this time. Except as amended by the terms of this Amendment, the Bylaws remain in full force and effect.

IN WITNESS WHEREOF, the undersigned hereby certifies that this Amendment was approved by Owners representing at least 51% of the allocated interests.

**THE CONSERVATORY HOMEOWNERS
ASSOCIATION, INC.**

a Colorado nonprofit corporation

By: _____
President

Attest: _____

Dear Residents,

Do you love seeing our neighborhood come alive with fun, connection, and community spirit? Want to help make that happen — in a way that fits your schedule and interests? Whether you have a few hours or want to dive in more deeply, there's a place for you!



Volunteer with the Social Committee!

From the Spring Egg Hunt and Pool Opening Party to Breakfast with Santa and Food Truck nights, our **Social Committee** plans the events that bring neighbors together.

- **Join the committee** and help brainstorm, plan, and organize
- **Help make events happen — even if it's just now and then**
- Lend your creativity, coordination skills, or just your time and enthusiasm

No experience needed — just a love for community and a willingness to get involved!

To sign up or learn more, contact Pam Mathes (pamjmathes@gmail.com) .

She'll help you find the perfect way to get involved!



Other Vital HOA Committees – Find Your Fit!

If social events aren't your thing, there are plenty of other meaningful ways to contribute!

We're always looking for volunteers for our essential committees, including:

- **Design Review** – Help maintain the look and feel of our community
- **Operations** – Assist with managing shared spaces and services
- **Communications** – Help keep residents informed and connected

Underdrain -- Works with our professionals to oversee the maintenance processes.

Interested? Contact Lyndi Fielitz at lyndi@amihoa.com to learn more or express your interest.



Help Lead Our Community's Future

If you're passionate about where we live and want to play a key role in shaping its direction, consider becoming a **prospective Board Member**.

Board Members make decisions, support long-term planning, and ensure our HOA continues to thrive.

To learn more, reach out to Lyndi Fielitz at lyndi@amihoa.com.

Every contribution — big or small, now and then or all-in — truly makes a difference. Let's work together to keep our community welcoming, connected, and full of life!



CONSERVATORY COMMITTEES AND VOLUNTEERS

We wish to recognize the importance of the work these 28 volunteers do all year to make the Conservatory a community. Along with the five members of the board of directors, that represents less than $\frac{1}{2}$ of 1% of the adults in our community.

Please review the activities these committees provide the Conservatory and consider joining one of the groups. Your help and participation are needed.

THE COMMITTEES ARE PLANNING AN OPEN HOUSE EARLY IN 2026 FOR YOU TO COME AND ASK QUESTIONS ABOUT HOW TO GET INVOLVED. WATCH FOR THE ANNOUNCEMENT OF THAT EVENT.

DESIGN REVIEW: Duane Oudenhoven, Joy DeMots (Co Chairs) Mike Wren, Harold Cosby, Susan Whitefield, Frank Farinola, Barbara Strain, Patti Ellis

OPERATIONS: Tim Siml, Frank Farinola, Rhonda Mann, Steve Mann, Jim Hardin

COMMUNICATIONS: Shane Ketterman, Helen Hardin

SOCIAL: Barbara Gaetos, Tennile Johnson (Co Chairs) Sharon Fisher, Betty Delaney (Secretary & Treasurer). Lynn Siml, Tim Siml, Selena Kennedy, Joanna Bennett, Patti Ellis, MaryJo McCawley, Ola Kukoyi. Krystal Srur-Turner, Pam Mathes, Helen Hardin, Robbie Hoch, Tammy Hoch and the late Tom Aguilar-Downing.

UNDERDRAIN: Charlie Fiser and Tim Siml.

THE
CONSERVATORY
AT THE **PLAINS**

HOMEOWNERS ASSOCIATION

2025 YEAR IN REVIEW

November 1, 2025, marks the one-year milestone of our change in management companies. AMI has partnered with the Conservatory and delivered exceptional service. The transition to the Vantaca Portal has introduced better record keeping, financial reporting and improved communications. Residents can see their account, make payments, submit DRC requests and rent the clubhouse all in one place.

The board and AMI have reviewed all the associations major contracts and vendors. The trash contract has been renegotiated with significant savings. Cleaning, internet access, clubhouse monitoring, security and legal agreements have been changed, added or upgraded. These efforts combined make it possible to keep our monthly assessments stable this year.

An underdrain committee was established to oversee routine maintenance. Meetings with the Contractor (DRC Construction), Engineer and Homeowner Representative (Charles Taylor Engineering Technical Services) and Underdrain Committee have produced a current Technical Memorandum spelling out a plan of action for the infrastructure of the underdrain.

New faces on the Social, Design Review and Communications committees are bringing fresh ideas and a passion for service to the community. Strong committees are the foundation of our community. Consider finding your place to serve!

After three years, we have seen the mailbox situation resolved with the installation of all new CBU's. They give our community an upscale look and will serve the residents for many years. Our finances are healthy and stable. We updated our reserve study, and it is our goal for these accounts to be 100% funded.

Your active participation is key to our community's continued success. Participate in our Electronic Voting Process, Instructions are included in this mailing, Join us for the Annual Meeting in person at the clubhouse or virtually, Thursday, December 4th at 6:30 PM.



Andrew Igl
President



Charlie Fiser
Treasurer



Helen Hardin
Secretary

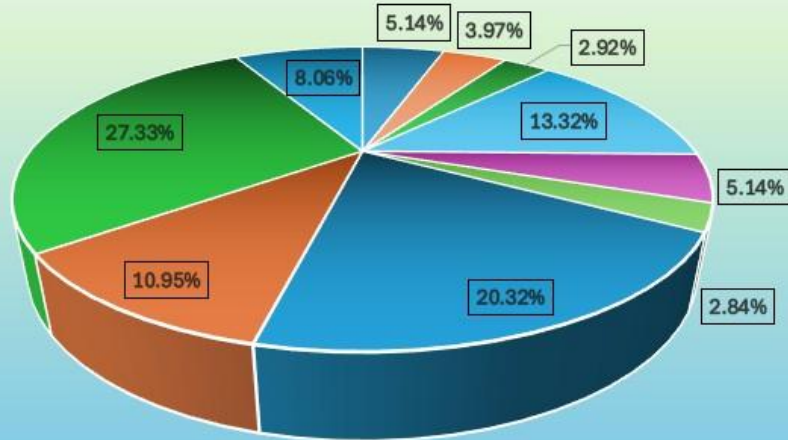


Jerry Ostermiller
Director



Curtis Link
Director

2026 BUDGET



Legal, Audit, Collections 5.14%
Insurance 2.92%
Admin, Copies, Postage 5.14 %
Pool 20.32%
Trash 27.32%

Utilities 3.97%
Mgmt Svcs 13.32%
Committees, Website 2.84%
Gen Maintenance 10.95%
Reserves 8.06%

Complete 2026 budget details and a summary of the budget process is included in this mailing. Monthly assessments will continue at \$48.

V
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Lyndi Fielitz, CMCA

Portfolio Manager

AMI - Advanced Management, LLC.

Phone: 720-633-9722

Lyndi@amihoa.com

<http://www.amihoa.com>

If you need help to vote or set up/update your electronic account to access the Owner Portal contact theconservatory@amihoa.com

Communications Committee (Newsletter & Website)

Editor: Helen Hardin

Graphic Design: Heatherly Creative, LLC

Member: Shane Ketterman