

**THE CONSERVATORY HOMEOWNERS' ASSOCIATION, INC.
BOARD MEETING AGENDA**

DATE: May 8, 2025

TIME: 5:30 p.m.

PLACE: Conservatory Clubhouse & Microsoft Teams
2665 S. Jebel Way

[Join Microsoft Teams Meeting](#)

I. ESTABLISH A QUORUM – 3 of the 5 members are needed:

Andrew Igl – President *Term expires 2025*

Charlie Fiser - Treasurer *Term expires 2027*

Helen Hardin – Secretary *Term expires 2025*

Curtis Link – Director *Term expires 2027*

Jerry Ostermiller – Director *Term expires 2027*

Association Business Manager: Lyndi Fielitz, CMCA, AMI Advanced Management, LLC

Association Attorney: Aaron Goodlock, Orten Cavanagh Holmes & Hunt, LLC

II. CALL TO ORDER

III. DISCLOSURE OF ANY CONFLICT OF INTEREST

IV. HOMEOWNERS TO ADDRESS THE BOARD

- A. Homeowner Open Forum

V. MEETING MINUTES

- A. April 10, 2025 Board Meeting Minutes

VI. FINANCIAL REVIEW

- A. Treasurer's Report
- B. Unaudited March 2025 Financials
- C. OCH&H Collection Report
- D. Delinquency Report
- E. OCH&H Covenant Enforcement Report
- F. Violation Report

VII. REPORTS

- A. Social/Welcome Committee
- B. Communications Committee
- C. Operations Committee
- D. Design Review Committee
- E. Manager Report
 - i. Extended hours Update
 - ii. Clubhouse smoke detector update

VIII. UNFINISHED BUSINESS

- A. Mailbox Update
- B. Water Aerobics Instructor Update
- C. Pool Gate Monitoring Schedule Update
- D. Goals for 2025
 - i. Appoint designated personnel for preventative maintenance: one to oversee underdrain maintenance and another to manage building maintenance
 - ii. Publish Bi-monthly newsletter

IX. NEW BUSINESS

- A. CO Property Tax Appeal Class
- B. Action taken outside of meeting
 - i. Additional verbiage to monthly delinquent statements

X. EXECUTIVE SESSION

- A. CHOA70450
- B. Legal Matters

XI. ADJOURNMENT