



The Conservatory at the Plains Homeowners Association

THE CONSERVATORY HOMEOWNERS' ASSOCIATION, INC. BOARD MEETING MINUTES

July 10, 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 July 10, 2025 at 5:30 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. Homeowner would like to address trash collection issues. Homeowner suggested publishing information in newsletter.
 - ii. Homeowner asked about the Aurora Alarm/Alert System.
 - iii. Homeowner brought up a concern about the size of the flotation devices at the pool.
 - iv. Homeowner shared an unpleasant experience with another homeowner at pool and reported that they are in support of the security company.
 - v. Homeowner asked about their violation.
- IV. **MEETING MINUTES**
 - A. June 12, 2025, Board Meeting Minutes – Helen Hardin moved to approve the June 12, 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 May 2025 Financials - Charlie Fiser moved to accept the May 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 the report. The last meeting was held on June 17th. The bike parade was a success, and the fire department showed up. Upcoming events are the food trucks on July 23rd and the Pool closing party on August 30th. Next meeting is July 15th and the 2026 calendar. There will be a change in leadership at the end of the year.
 - B. Communications Committee – Shane Ketterman – Committee member gave the report. All the article slots have been filled! Thank you to the community members for all their article suggestions.
 - C. Operations Committee – Barbara Gaetos – Social Committee Chair gave the report in Tim Siml's absence. The solar lights are out of stock but will be ordered when they are available.
 - D. Design Review Committee – Duane Oudenhoven – Committee Co-chair gave the report. The DRC met three times this month. Andrew Igl moved to approve the report as presented. Charlie Fiser seconded. Motion carried unanimously.

- E. Underdrain Committee – Charlie Fiser – Committee Member gave the report. He summarized the meeting that the committee had with Charles Taylor Engineering.
- F. Manager Report – Lyndi Fielitz gave the report. She updated the Board on various ongoing projects, keycard access, underdrain maintenance, and clubhouse maintenance.
 - i. Pool Gate Report – The Board reviewed the report from the pool gate security guards.
 - ii. Insurance Update – Lyndi has contacted the insurance company, and they reissued a check to AMI's office.

VII. UNFINISHED BUSINESS

- A. Mailbox Update – The Board reviewed the executed contract with Paige Specialties and discussed next steps.
- B. IDTER Alarm System – Electrical Quote – Tabled. The Board reviewed the quotes. Helen recapped the meeting with the Neighborhood Watch program and the meeting with the PAR officer. The Board will schedule a meeting with IDTER to address additional questions.
- C. Clubhouse Front Step – The Board reviewed and discussed the different fence options and pricing for the front patio of the clubhouse. Helen Hardin motioned to approve the quote for \$5,588.00. Andrew Igl seconded. Motion carried unanimously.
- D. Annual Meeting – Tabled. The Board is waiting for the amendment draft to review.
 - i. Amending the Bylaws

VIII. NEW BUSINESS

- A. Updated Collection Policy – The Board reviewed the collection policy, which is being updated in response to new laws. Andrew Igl motioned to approve the collection policy. Charlie Fiser seconded. Motion carried unanimously.
- B. Discuss Clubhouse Rentals During Pool – The Board discussed the difficulties with the recent private rentals at the clubhouse. The Board will try other methods instead of restricting rentals during this time of year.
- C. Revisit Clubhouse Monitor Service – The Board discussed the Clubhouse Monitoring Service. Lyndi will send the Board the report from Metro Public Safety after the rentals.
- D. Clubhouse Rental Fines Revisions – Tabled. The Board discussed the revisions. Andrew Igl motioned to change the clubhouse rental deposit from \$200 to \$500. Curtis Link seconded. Motion carried unanimously.
- E. Action taken outside of the meeting:
 - i. Insurance Policy Renewal
 - ii. Pool Security Contract – Charlie Fiser motioned to approve
 Andrew Igl moved to approve items i-ii., 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 regarding the pool gate security company.

X. EXECUTIVE SESSION

- A. CHOA70894 – The Board discussed the extension. The Board agreed to grant the extension.
- B. CHOA71069 – The Board discussed the extension. The Board agreed to grant the extension.
- C. CHOA71708 – The Board discussed the violation. Andrew Igl moved to dismiss the violation and refund the fines. Helen Hardin seconded. Motion carried with a four to one vote.
- D. CHOA71376 – The Board discussed the rental. The Board decided to refund the clubhouse deposit.
- E. 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 8:19 PM into executive session to discuss legal. The Board exited the session at 9:09 PM.


Helen Hardin, Secretary