

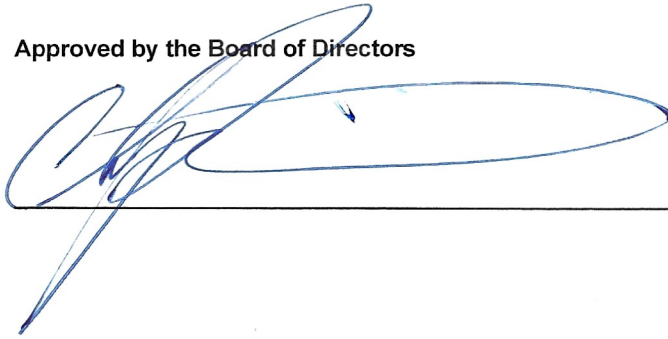
THE CONSERVATORY HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
August 11, 2022 at 5:30pm
Conservatory Clubhouse
2665 S. Jebel Way

- I. ESTABLISH A QUORUM** –3 of the 5 members is needed:
Helen Hardin, President
James Lawrence - VP
Bill Fisher, Treasurer
Chris Horne, Secretary
Max Strain, Director
Business Manager: Cylinda Mobley AMS, PCAM, GRI, Westwind Management Group, Inc.
Association Counsel: Jonah Hunt with OCHH
- II. CALL TO ORDER** – The meeting was called to order at 5:30pm.
- III. DISCLOSURE OF ANY CONFLICT OF INTEREST** – Helen Hardin is married to Jim Hardin who serves on the Metro District Board. There may be times where Mrs. Hardin may have to recuse herself from Metro District discussions and/or voting.
- IV. HOMEOWNERS TO ADDRESS THE BOARD** – The Board reviewed the correspondence.
A. Homeowner Open Forum
B. Correspondence
1. Email Notification of Fine Removal for Acct. #34480
2. Email Regarding Compliance Concerns
3. FRR Incident Report
4. CAI Snap Survey – Impact on Staffing Shortages and Inflation on Community Association Pool Openings
5. Vote HOA Now Renewal
- V. MEETING MINUTES**
A. July 14, 2022 Board of Directors Meeting Minutes – On a motion duly made by Helen Hardin, seconded by Bill Fisher, and carried unanimously, the minutes were approved.
- VI. FINANCIAL REVIEW**
A. July 2022 Financials – Treasurer's Report – Bill Fisher provided the treasurer's report. On a motion duly made by Bill Fisher, seconded by Chris Horne, and carried unanimously, the financials were accepted as presented.
B. OCH Collection Report – The Board reviewed the report.
C. OCH Covenant Report – The Board reviewed the report.
- VII. REPORTS** – The Board reviewed the reports.
A. Social/Welcome/Diversity Committee
B. Communications Committee
C. Operations Committee
D. Design Review Committee – Tabled.
a. Discussion on DRC Approval Process – meeting set for Monday, August 29, 2022.
E. Nominating Committee Report
F. Budget Committee Report
G. Manager Report -
a. Manager out September 5 – 14th.
- VIII. UNFINISHED BUSINESS**
A. Clubhouse Electronic Sign – An update was provided.
B. New Compliance Policy and new Collection Policy for Recent Law Changes - On a motion duly made by Chris Horne, seconded by Max Strain, and unanimously carried the policies were approved.
- IX. NEW BUSINESS**
A. External Water Fountain Discussion – Discussion ensued about water fountain in the pool area and whether to upgrade or relocate.
B. Acct. #58472 – Request for Removal of Fines – Manager to notify owner that Board will make a decision after property inspection.
C. Clubhouse Revised Rental Agreement- On a motion duly made by Helen Hardin, seconded by Bill Fisher, and carried unanimously, the Board approved the new process of implementing a deposit in lieu of a fine schedule to be in compliance with the new law. Manager to send to attorney for final review.
D. New Law Covenant Process Discussion – The Board discussed with association's counsel about resetting all violations not currently with the attorney. Counsel stated that the HOA should close all open compliance records and start over with the new process. Manager to have all violations not with the attorney closed.

X. EXECUTIVE SESSION

XI. ADJOURNMENT – With no further business to discuss, the meeting was adjourned at 7:15pm.

Approved by the Board of Directors

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