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## The Conservatory at the Plains Homeowners Association

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### THE CONSERVATORY HOMEOWNERS' ASSOCIATION, INC. BOARD MEETING MINUTES

June 12, 2025, at 5:30PM

- I. **CONFIRM QUORUM** - The regular Board of Directors meeting for the Conservatory Homeowners Association, Inc was called to order on June 12, at 5:30PM 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 conflict of interests disclosed by the members of the board regarding the items on the agenda.
- III. **HOMEOWNERS TO ADDRESS THE BOARD**
  - A. Homeowner Open Forum
    - i. A homeowner asked about the violation process and the weeds at a residence.
    - ii. A homeowner asked about rabbit control and expressed concern over possible poisoning of the rabbits.
    - iii. A homeowner asked about adding solar lights to the playground area.
- IV. **MEETING MINUTES**
  - A. May 8, 2025, Board Meeting Minutes – Helen Hardin moved to approve the May 8, 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 April 2025 Financials - Charlie Fiser moved to accept the April 2025 financials as presented, Curtis Link 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 Pool Opening Party was a great success. There were plenty of volunteers which made the event run smoothly. The second blood drive was on May 13<sup>th</sup> and almost all the slots were filled. The weather for the food trucks have not been as favorable, but the trucks are still doing well. The next social committee meeting is July 17<sup>th</sup> at 6:30pm.
  - B. Communications Committee – Helen Hardin gave the report. The committee will promote the Fourth of July Bike Parade. The newsletter will also include a photo of the violation pie chart for homeowners to view.
  - C. Operations Committee – Tim Siml - Committee Chair gave the report. It was noted that the cameras by the pump house are not viewable on the phone app. The committee requested to purchase 8 additional pool chairs.
  - D. Design Review Committee – Duane Oudenhoven – Committee Co-chair gave the report. The DRC is working on editing the DRC submission form. The DRC also briefed the Board on the DRC application for CHOA71673. Aaron Goodlock will assist and review the application. Andrew Igl moved to approve the report as presented. Helen Hardin seconded. Motion carried unanimously.
  - E. Manager Report – Lyndi Fielitz gave the report. She updated the Board on various ongoing projects,



keycard access, rental payments, and clubhouse maintenance.

- i. Extended hours update – In February 3 people, March 5 people, April 0 people, May 2, and June 0 people visited the clubhouse during extended hours. This marks the end of the extended hours trial period due to low attendance.
- ii. Insurance Update – The Association's current insurance provider will not be renewing the policy. The insurance policy will expire on July 1, 2025. The Board will need to vote via email on the new insurance policy.
- iii. Regulation 29 – It has been confirmed with the attorney that the Association is exempt from Regulation 29.

## **VII. UNFINISHED BUSINESS**

- A. Mailbox Update – The Association has been issued the license from the City. The Association will obtain an updated quote from Paige Specialties and proceed with the project.
- B. Water Aerobics Instructor Update – Special thanks to Helen Hardin, Barbara Gaetos, and Lyndi Fielitz for all their efforts. Homeowners are enjoying the classes!

## **VIII. NEW BUSINESS**

- A. Coupon Book Resolution – The Board discussed the proposed resolution that will transfer the cost of the coupon books from the Association to the homeowner if they request a coupon book. Andrew Igl moved to approve the Coupon Book Resolution. Jerry Ostermiller seconded. Motion carried unanimously.
- B. HVAC Repair Quote – The Board discussed the quote from Mountain Pro. Andrew Igl moved to approve the quote from Mountain Pro for \$2,605.00. Helen Hardin seconded. Motion carried unanimously.
- C. IDTER Alarm System – Tabled. The Board reviewed the proposal and would like additional information, such as equipment life expectancy, warranty information, connectivity information, and consult with an electrician to ensure the light poles can support the equipment.
- D. Discussion about the safety of the clubhouse front step – Tabled. The Board discussed a couple of options. The Association will gather quotes to paint a yellow warning stripe on the step and a separate bid to add a rod iron fence to the same area.
- E. Discussion about the Clubhouse Monitor – The Board discussed the responsibilities of the clubhouse monitor as it relates to renters on the pool deck.
- F. Rental Pool Deck Access – The Board discussed the recent event of clubhouse renters in the pool and on the pool deck without permission. Additional signage was displayed to deter this from happening in the future.
- G. Bring Alcohol to the Pool Party – The Board discussed bring alcohol to the pool. The Association check with their insurance provider to make sure it is not assuming any additional risks.
- H. Recap Pool Meeting – The Board met with Front Range Recreation on June 3<sup>rd</sup> to go over lifeguard expectations and enforcement of the pool rules.
- I. Discuss Nominations Committee – Tabled. The Board discussed appointing a nominations committee.
- J. Annual Meeting Voting –
  - i. Amending the Bylaws – The Board has decided to include a voting item in the annual meeting mailer concerning the qualifications required to serve as a Board Member.
- K. Vote HOA Now Renewal – The Board discussed the renewal documents. Andrew Igl moved to approve the Vote HOA Now renewal proposal for \$1,330.00. Helen Hardin seconded. Motion carried unanimously.
- L. Reserve Study On-site meeting – Charlie Fiser will meet with Front Range Recreation to match the pool items on the reserve study with the labels Association Reserve has used.
- M. Action taken outside of the meeting:
  - i. Replace Pool Chemical Feeder  
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. EXECUTIVE SESSION**

- A. CHOA71708 – The Board discussed the violation and next steps.
- B. Legal Matters - The Board discussed other legal matters of the Association

- X. ADJOURNMENT** - There being no further business, a motion was made, seconded, and unanimously carried to adjourn the regular meeting at 8:15 PM into executive session to discuss legal. The Board exited the session at 8:36 PM.

  
Helen Hardin, Secretary

