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## The Conservatory at the Plains Homeowners Association

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

May 8, 2025, at 5:30PM

- I. **CONFIRM QUORUM** - The regular Board of Directors meeting for the Conservatory Homeowners Association, Inc was called to order on May 8, at 5:30PM by Helen Hardin. 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 – There were no questions asked by the homeowners in attendance.
- IV. **MEETING MINUTES**
  - A. April 10, 2025, Board Meeting Minutes – Andrew Igl moved to approve the April 10, 2025 Board Meeting Minutes as presented. Helen Hardin seconded. Motion carried unanimously.
- V. **FINANCIAL REVIEW**
  - A. Treasurer's Report - Charlie Fiser presented the Treasurer's report.
  - B. Unaudited March 2025 Financials - Charlie Fiser moved to accept the March 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 Easter event went very well despite the weather. The first food truck night was also very well attended. The second blood drive is scheduled for May 13<sup>th</sup> and there are still open spots. The next social committee meeting is May 20<sup>th</sup> at 6:30pm. We have a lot of volunteers for the pool opening party!
  - B. Communications Committee – Helen Hardin gave the report. The committee will publish a mid-month newsletter if needed based on the feedback from the community.
  - C. Operations Committee – Tim Siml - Committee Chair gave the report. The Committee is getting ready for pool season. The pool cover is off! Additional pool furniture is being delivered on Saturday, May 10<sup>th</sup>. The inside clubhouse lights were replaced.
  - D. Design Review Committee – Joy DeMots – Committee Co-chair gave the report. The DRC is working on editing the DRC submission form. 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, and May 2 people visited the clubhouse during extended hours. The Board voted to extend the trial period one more month to June. Andrew Igl moved to approve the extended office hours to June. Curtis Link seconded. Motion carried unanimously.

- ii. Clubhouse smoke detector update – Lyndi met with the electrician and is waiting on a formal proposal.

## **VII. UNFINISHED BUSINESS**

- A. Mailbox Update - Aaron Goodlock gave the update. They are waiting for the final approval from the City's attorney and are frequently following up with the City.
- B. Water Aerobics Instructor Update – Two instructors have been found! One will teach on Tuesdays at 10:00am and one will teach on Saturdays at 9:00am.
- C. Pool Gate Monitoring Schedule Update – There are currently seven open slots. Barbara and Tim can fill in the gaps.
- D. Goals for 2025 – The Board is happy to announce the goals have been achieved and can be removed from the agenda.
  - i. Appoint designated personnel for preventative maintenance: one to oversee underdrain maintenance and another to manage building maintenance
  - ii. Publish Bi-monthly newsletter

## **VIII. NEW BUSINESS**

- A. CO Property Tax Appeal Class – The homeowner who submitted the request will put together a marketing strategy for the Board to review.
- B. Action taken outside of the meeting:
  - i. Additional verbiage to monthly delinquent statements  
Andrew Igl moved to approved item i. That was approved previously by a majority vote. Charlie Fiser seconded. Motion carried unanimously.

## **IX. EXECUTIVE SESSION**

- A. CHOA70450 – Andrew Igl moved to approve turning over the account, which was already with the attorney, for judicial foreclosure. Jerry Ostermiller seconded. Motion carried unanimously.
- B. CHOA71677 – Jerry Ostermiller moved to approve the account that was already at the attorney for a personal judgement. Charlie Fiser seconded. Motion carried unanimously.
- C. CHOA71363 - Andrew Igl moved to deny the fee waiver request. Curtis Link seconded. Motion carried unanimously.
- D. 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 6:56 PM into executive session to discuss legal. The Board exited the session at 7:31 PM.

  
Helen Hardin, Secretary