

THE CONSERVATORY HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
October 13, 2022 at 5:30pm
Conservatory Clubhouse
2665 S. Jebel Way

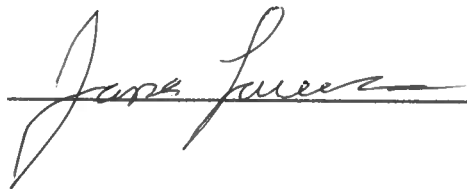
- I. ESTABLISH A QUORUM** –3 of the 5 members is needed:
Helen Hardin, President
James Lawrence - VP
Bill Fisher, Treasurer
Chris Horne, Secretary
Max Strain, Director
Business Manager: Cylinda Mobley AMS, PCAM, GRI, Westwind Management Group, Inc.
Association Counsel: Aaron Goodlock with OCHH
- II. 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**
A. Homeowner Open Forum –Questions were brought forth regarding HB22-1137.
B. Correspondence – The Board reviewed the correspondence.
1. Attorney Correspondence Regarding Acct. #33153
2. Email from Aurora School Regarding Annual Meeting
3. Kitchen Cabinet Lock Confirmation
- V. MEETING MINUTES**
A. September 15, 2022 Board of Directors Meeting Minutes – On a motion duly made by Chris Horne, seconded by James Lawrence, and carried unanimously, the minutes were approved.
- VI. FINANCIAL REVIEW**
A. September 2022 Financials – Treasurer's Report – Bill Fisher provided the Treasurer's report. On a motion duly made by Bill Fisher, seconded by James Lawrence, 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 and discussed the reports.
A. Social/Welcome/Diversity Committee
B. Communications Committee
C. Operations Committee
D. Design Review Committee – On a motion duly made by James Lawrence, seconded by Bill Fisher, and carried unanimously, the report was approved.
E. Underdrain Report
F. Manager Report
- VIII. UNFINISHED BUSINESS**
A. Clubhouse Electronic Sign Update – Bill Fisher provided the update.
B. Ratification of Decision to File Lawsuit on Acct.#34731 for Delinquency
C. Ratification of Decision to Provide Additional \$500 to Social Committee
D. Social Committee Credit Card – On a motion duly made by Bill Fisher, seconded by Chris Horne, with Helen Hardin voting against, the motion to provide a credit card to each Board member, Operations Committee Chair, and both Social Committee Co-Chairs with a limit of \$5,000 was approved by a vote of 4 -1.
E. Clubhouse Monitor Schedule – The Board created a new schedule.
- IX. NEW BUSINESS**
A. Conservatory Pool Gate – Tabled for manager to get mockup and handle hardware.
B. Pool Deck Concrete Repairs - Tabled.
C. Committee Inventory – On a motion duly made by James Lawrence, seconded by Chris Horne, and carried unanimously, the decision for all committees to establish an inventory was approved.
D. Annual Meeting Planning and Election Results Discussion – On a motion duly made by James Lawrence, seconded by Chris Horne, and carried unanimously, the Board approved an eblast sent out to the membership when manager receives the voting results. For the Annual Meeting, Chris will do the Treasurer' report, Tim to do surveillance report, James will provide the monument update, and Helen will provide the underdrain update.

- E. **Westwind Memo Regarding Translation** – On a motion duly made by Chris Horne. Seconded by Max Strain, and carried unanimously, the Board will absorb the translation costs, but reserves the right to re-evaluate at a later date.

X. **EXECUTIVE SESSION** – None.

XI. **ADJOURNMENT** - The meeting was adjourned at 7:20pm.

Approved by the Board of Directors

 12/8/22