



Conservatory at the Plains

Board of Directors

2022 Annual Meeting Update



Our community has spent this past year returning business and activities to normal. Committees are meeting in person, social activities and rentals have resumed in the clubhouse. The association finances are sound, and most residents are current with their assessments. We were able to complete several large projects and enhance our facilities.

While 2021 was a year of maintenance projects, 2022 was a year for enhancements and modernization of our facility and systems. We ordered an additional 4 tables for the pool deck and enough chairs to have four at each new table and a fourth chair at each existing table. A total of 32 chairs. Umbrella and umbrella parts round off the \$14,250 purchase which should arrive in October.

We enhanced our clubhouse and pool gates. The front/back doors of the clubhouse were repaired and updated to accommodate handicapped access and cell phone access improvements at a cost of \$7100. An updated surveillance camera system was installed. Some of the older cameras were kept and additional improved cameras added. The new software can be reviewed by all board members remotely and the community manager can easily retrieve and export footage. An expense of \$16,500.

We approved an electronic message board for our corner stone monument. It was designed to blend in with the community aesthetics and function as modern signage for the association. It eliminates staking heavy banners into the grassy areas and enables us to communicate with our residents in a timely and modern method. It is LED efficient and can be controlled remotely from a computer. This project is an investment of \$32,000.

The challenges ahead include inflation, continued supply chain issues, resident's increased service expectations and maintaining community standards. At our monthly board meetings, we have restored civil and respectful behavior. This year we have had our legal counsel present at every meeting as an advisor. Legislative action which took effect August 10, 2022, will put extra notification requirements on all covenant-controlled communities, increasing costs and prohibiting us from regulating certain behavior on our streets.



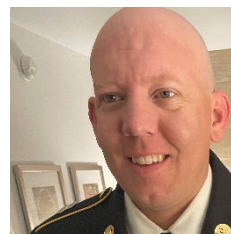
Helen Hardin
President



James Lawrence
Vice-President



Bill Fisher
Treasurer



Chris Horne
Secretary



Max Strain
Director

Community Association Civility Pledge

A commitment to fostering a climate of open discussion and debate, mutual respect, and tolerance between all who live in, work in, and visit our community.

We expect everyone, whether a resident, guest, board or committee member, community association manager, staff member, business partner, or contractor, to be accountable for his or her own actions and words.

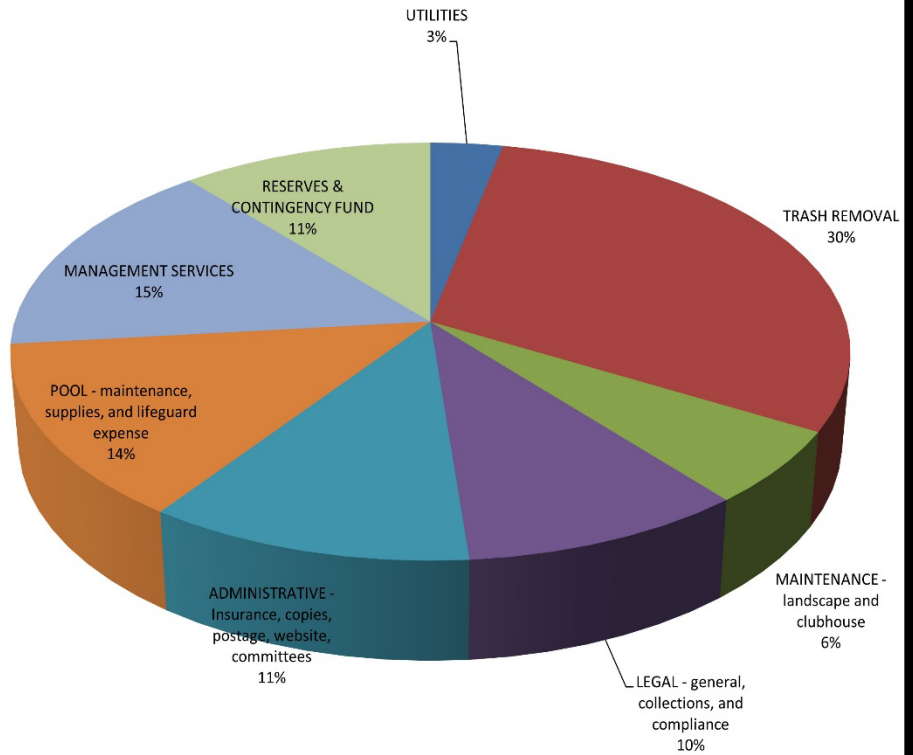
We believe all interactions in the community should be civil despite any differences of opinion on a particular issue. We believe in finding common ground and engaging in civil discussion about community issues important to each of us.

We vow to respect all points of view and will strive to provide a reasonable opportunity for all to express their views openly—without attacks and antagonization. We agree to keep our discussions focused on the business issues at hand, as well as on the ideas and desired outcomes.

We urge all residents to be engaged and informed. Get to know your neighbors, your board members, and your community manager. Attend meetings, join a committee, or serve on the board. Understand the community's rules, regulations, and covenants, and the value they add. Ask questions, share your opinions, and vote.

We believe these commitments to civility, as well as engaged and informed residents, are a vital part of our shared goal of being a vibrant, thriving community.

CONSERVATORY HOA BREAKDOWN OF EXPENSES 2023



Complete 2023 budget details and a summary of the budget process is included in the annual meeting mailing. Monthly assessments will be \$45.

Cylinda Mobley AMS, PCAM, GRI Association Business Manager
Westwind Management Group LLC 303-369-1800 x130
cylinda@westmindmanagement.com

For account inquires:

Pauline Rivera
303-369-1800 x126
pauline@westwindmanagement.com

Owner Portal

<https://portal.westwindmanagement.com>

If you need help to set up/update your electronic account to access the Owner Portal contact Brook@westwindmanagement.com.

Communications Committee (Newsletter & Website)
Editor: Helen Hardin
Graphic Design: Raenae Wann
Members: Chris Horne and Sharon Fisher