

THE CONSERVATORY HOMEOWNERS' ASSOCIATION, INC.
BOARD MEETING AGENDA

DATE: May 8, 2025

TIME: 5:30 p.m.

PLACE: Conservatory Clubhouse & Microsoft Teams
2665 S. Jebel Way

[Join Microsoft Teams Meeting](#)

I. ESTABLISH A QUORUM – 3 of the 5 members are needed:

Andrew Igl – President *Term expires 2025*

Charlie Fiser - Treasurer *Term expires 2027*

Helen Hardin – Secretary *Term expires 2025*

Curtis Link – Director *Term expires 2027*

Jerry Ostermiller – Director *Term expires 2027*

Association Business Manager: Lyndi Fielitz, CMCA, AMI Advanced Management, LLC

Association Attorney: Aaron Goodlock, Orten Cavanagh Holmes & Hunt, LLC

II. CALL TO ORDER

III. DISCLOSURE OF ANY CONFLICT OF INTEREST

IV. HOMEOWNERS TO ADDRESS THE BOARD

A. Homeowner Open Forum

V. MEETING MINUTES

A. April 10, 2025 Board Meeting Minutes

VI. FINANCIAL REVIEW

- A. Treasurer's Report
- B. Unaudited March 2025 Financials
- C. OCH&H Collection Report
- D. Delinquency Report
- E. OCH&H Covenant Enforcement Report
- F. Violation Report

VII. REPORTS

- A. Social/Welcome Committee
- B. Communications Committee
- C. Operations Committee
- D. Design Review Committee
- E. Manager Report
 - i. Extended hours Update
 - ii. Clubhouse smoke detector update

VIII. UNFINISHED BUSINESS

- A. Mailbox Update
- B. Water Aerobics Instructor Update
- C. Pool Gate Monitoring Schedule Update
- D. Goals for 2025
 - i. Appoint designated personnel for preventative maintenance: one to oversee underdrain maintenance and another to manage building maintenance
 - ii. Publish Bi-monthly newsletter

IX. NEW BUSINESS

- A. CO Property Tax Appeal Class
- B. Action taken outside of meeting
 - i. Additional verbiage to monthly delinquent statements

X. EXECUTIVE SESSION

- A. CHOA70450
- B. Legal Matters

XI. ADJOURNMENT