

THE CONSERVATORY HOMEOWNERS' ASSOCIATION, INC.
BOARD MEETING AGENDA

DATE: November 14, 2024

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 is needed:

Andrew Igl – President *Term expires 2025*

Charlie Fiser - Treasurer *Term expires 2024*

Helen Hardin – Secretary *Term expires 2025*

Vacant – Director *Term expires 2026*

Vacant – Director *Term expires 2026*

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

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

II. CALL TO ORDER

III. DISCLOSURE OF ANY CONFLICT OF INTEREST

IV. NEW BUSINESS

- A. Board Member Resignation

V. HOMEOWNERS TO ADDRESS THE BOARD

- A. Homeowner Open Forum
- B. Correspondence

VI. MEETING MINUTES

- A. October 10, 2024 Board Meeting Minutes

VII. FINANCIAL REVIEW

- A. Treasurer's Report
- B. October 2024 Financials - Pending

VIII. REPORTS

- A. Social/Welcome Committee
- B. Communications Committee
- C. Operations Committee
- D. Design Review Committee
- E. Manager Report
 - i. Transition Update
 - ii. Document Updates
 - iii. Collection Report
 - iv. Covenant Report

- v. Delinquency Report
- vi. FinCEN Update
- vii. Front Range Pool Closing Report

IX. UNFINISHED BUSINESS

- A. Mailbox Discussion
- B. 2025 Monthly Board Meeting Schedule and Annual Meeting Date

X. NEW BUSINESS CONTINUED

- A. Update Collection Policy
- B. Update Covenant Enforcement Policy
- C. Rules and Regulations
 - Driveways
- D. Review Letter to HOA Board Candidates
- E. Cleaning the Vacuum Cleaner
- F. Reserve Expense Threshold
- G. Comcast Contract
- H. Ratify
 - Pool Room Heater Replacement

XI. EXECUTIVE SESSION

- A. Ratify –
 - Judicial Foreclosure Account CHOA71635
- B. Status Report
- C. Other Legal

XII. ADJOURNMENT