
RECORD OF PROCEEDINGS

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
CONSERVATORY METROPOLITAN DISTRICT
HELD**

JUNE 15, 2020

A Special Meeting of the Board of Directors (referred to hereafter as “Board”) of the Conservatory Metropolitan District, (referred to hereafter as “District”), was convened by video conference and telephonically due to declared emergency circumstances. The meeting was open to the public and the conferencing information was posted.

ATTENDANCE

Directors In Attendance Were:

Birgit Baldwin
Pedro L. Moczo, Jr.
Joy DeMots
David E. Altman
Robert C. Giles

Also In Attendance Were:

AJ Beckman; Public Alliance, LLC

Jennifer Tanaka, Esq.; White Bear Ankele Tanaka & Waldron, P.C.

Georgia Harland; Simmons and Wheeler, P.C.

John Simmons, Simmons and Wheeler, P.C.

Laverne Palmer, resident

**DISCLOSURES OF
POTENTIAL
CONFLICTS OF
INTEREST**

Disclosures of Potential Conflicts of Interest: Attorney Tanaka advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. The Board reviewed the Agenda for the meeting, following which Directors Baldwin, Moczo, DeMots, Altman, and Giles, along with each consultant, confirmed that they have no conflicts of interest in connection with any of the matters listed on the Agenda.

**PLEDGE OF
ALLEGIANCE**

Pledge of Allegiance: Director DeMots led the Board in reciting the Pledge of Allegiance.

RECORD OF PROCEEDINGS

ADMINISTRATIVE MATTERS

Agenda: Director Baldwin reviewed with the Board the proposed Agenda for the District's Special Meeting.

Following discussion, upon motion duly made by Director Baldwin, seconded by Director Altman and, upon vote, unanimously carried, the Agenda was approved, as amended.

Consent Agenda: The Board considered the following actions:

- Approve Minutes of the May 18, 2020 Special Meeting.
- Ratify Fifth Addendum to Independent Contractor Agreement with BrightView Landscape Services, Inc. for Removal of 21 Dead Trees in the amount of \$6,412.88.

Following discussion, upon motion duly made by Director DeMots, seconded by Director Altman, upon vote, unanimously carried, the Board approved the Consent Agenda.

Meeting with Homeowners Association ("HOA"): Director Baldwin reported that Directors of the District's Board and the HOA are in favor of holding a joint meeting to discuss ways to improve communication and foster cooperation. Director Baldwin noted that a date has not yet been determined. She asked that Directors email Mr. Beckman the specific issues they would like addressed at the meeting. Mr. Beckman noted that he will review all of the information received and prepare an agenda which includes the general matters to be discussed based on the comments provided.

FINANCIAL MATTERS

Claims: Ms. Harland reviewed with the Board the check register for the period ending May 26, 2020, including check numbers 3382 through 3384, totaling \$3,953.97

Ms. Harland then reviewed with the Board the check register for the period ending June 12, 2020, including check numbers 3385 through 3397, totaling \$91,381.62.

Director Altman asked for information on cost and effectiveness of the Weather Track irrigation controllers. Director Baldwin explained that the installation was completed in 2017, and a savings of approximately \$30,000 in water expense was observed in the first year of full operation. The payback for the controllers is expected to take five to seven years. Director Baldwin then discussed the cost for the 2020 Directors Election. She recommended that for future election years the Board consider

RECORD OF PROCEEDINGS

budgeting \$50,000 for election expenses.

**DIRECTOR
ORIENTATION**

Directors' District Orientation Presentation: Attorney Tanaka, Mr. Beckman, and Mr. Simmons conducted the orientation.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director DeMots, seconded by Director Mozco and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By: _____

Regis Baldew
Secretary for the Meeting