

# CONSERVATORY METROPOLITAN DISTRICT

405 Urban St., Suite 310  
Lakewood, Colorado 80228

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## NOTICE OF A REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Birgit Baldwin	President	2025/May 2025
Pedro Moczo	Secretary	2027/May 2027
Timothy Siml	Treasurer	2025/May 2025
Harlan Baldwin	Assistant Secretary	2027/May 2025
Robert "Bob" Hunchberger	Assistant Secretary	2027/May 2025

DATE: May 20, 2024

TIME: 9:00 a.m.

PLACE: VIA TELECONFERENCE AT:

VIDEO: <https://us02web.zoom.us/j/7636703470> MEETING ID: 763-670-3470  
TELECONFERENCE: (720) 707-2699; MEETING ID: 763-670-3470

### I. ADMINISTRATIVE MATTERS

A. Present Disclosures and Potential Conflicts of Interest.

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B. Recite Pledge of Allegiance.

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C. Approve Agenda.

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D. Consider authorizing interested Board Members to attend the 2024 Special District Association's Annual Conference in Keystone on September 10-12, 2024.

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E. CONSENT AGENDA – These items are considered to be routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board member so requests; in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.

- Approve Minutes of the November 13, 2023 Annual Meeting and March 18, 2024 Regular Meeting (enclosures).

- Ratify approval of Ninth Addendum to Independent Contractor Agreement between the District and Roberts Treescaping, LLC to cut, remove and dispose of all vegetation at Pond 6, in the amount of \$9,000 (enclosure).
  - Ratify approval of Tenth Addendum to Independent Contractor Agreement between the District and Roberts Treescaping, LLC to regrade pond 4 inlet to outlet, in an amount not to exceed \$7,575 (enclosure).
  - Ratify approval of Eighth Addendum to Independent Contractor Agreement with Masterful Masonry for wall installation, in the amount of \$12,336 (enclosure).
  - Ratify approval of Ninth Addendum to Independent Contractor Agreement with Masterful Masonry for wall installation, in the amount of \$5,873.47 (enclosure).
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## II. COMMUNITY COMMENTS

### A. Public Comment

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## III. FINANCIAL MATTERS

A. Review and consider approval of the payment of claims for Check Nos. 4917 through 4935 for the period ending May 20, 2024, in the amount of \$153,493.35 (enclosure) and claims for the Manual Check Nos. 4131 through 4133 for the period ending May 20, 2024, in the amount of \$24,293.00 (enclosure).

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B. Review and consider acceptance of unaudited financial statements (to be distributed).

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C. Review 2024 Landscape Budget Summary (enclosure).

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D. Consider setting the date for a Public Hearing to adopt the 2025 Budget for October 21, 2024, at 6:00 P.M., to be held via Zoom.

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E. Other.

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## IV. OPERATIONS MATTERS

A. Review Manager's Report (enclosures).

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1. Discuss the pond 6 outlet (enclosure).

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B. Update for the kiosk map project (enclosure).

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C. Discuss update on Common Area Damage from Vendor in Tract I, Seeding and Irrigation

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D. Other.

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V. LANDSCAPING MATTERS

A. Update on retaining wall repairs.

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B. Landscaping projects

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1. Review and consider approval of Addendum No. 2024-02 from BrightView Landscape Services, Inc. for over seed of native area, in the amount of \$2,006.80 (enclosure).

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C. Other.

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VI. BOARD MEMBER INPUT

A. Director Birgit Baldwin

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B. Director Hunchberger

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C. Director Moczo

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D. Director Siml

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E. Director Harlan Baldwin

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VII. OTHER BUSINESS

A. Discuss community outreach and items for Community Update.

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- B. Discuss Board Member On Duty Schedule.
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VIII. LEGAL MATTERS

- A. Discuss Website Accessibility and Document Remediation.
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- 1. Consider Approval of Resolution Adopting a Digital Accessibility Policy and Appointing a Compliance Officer (enclosure).
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- B. Executive Session of the Board of Directors for the purpose of receiving legal advice pursuant to Section 24-6-402(4)(b), Colorado Revised Statutes as it relates to the concrete underneath the mailbox kiosks and to determine positions relative to matters that may be subject to negotiations, developing strategies for negotiations and instructing negotiations as it relates to a proposed Mailbox Easement and Maintenance Agreement with the Conservatory Homeowners Association, Inc. pursuant to Section 24-6-402(4)(e), Colorado Revised Statutes (enclosures).
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- C. Other.
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- IX. ADJOURNMENT – The next regular meeting is scheduled for July 15, 2024.