

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: January 21, 2025

TIME: 9:00 a.m.

PLACE: VIA TELECONFERENCE AT:

<https://us02web.zoom.us/j/7636703470>
Meeting ID: 763-670-3470
Participant Code: press #
Dial In: (720) 707-2699

I. ADMINISTRATIVE MATTERS

A. Present Disclosures and Potential Conflicts of Interest.

B. Recite Pledge of Allegiance.

C. Approve Agenda.

1. Adopt Resolution Designating the District's Website for the Online Posting of Meeting Notices and 24-hour Posting Location (enclosure).

D. 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 7, 2025 Special Meeting and Annual Meeting (enclosures).
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II. COMMUNITY COMMENTS

A. Public Comment

III. FINANCIAL MATTERS

A. Review and consider approval of the payment of claims for Check Nos. 4981 through 5012 for the period ending January 15, 2025, in the amount of \$135,490.75 (enclosure).

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

C. Other.

IV. OPERATIONS MATTERS

A. Review Manager’s Report (enclosure).

B. Review and consider approval of proposal from BrightView Landscape Services, Inc. for coble projects for perennial beds, in the amount of \$10,221.72 (enclosure).

C. Review and consider approval of proposal from BrightView Landscape Services, Inc. for turf to rock conversion, in the amount of \$3,970.43 (enclosure).

D. Review and consider approval of proposal from BrightView Landscape Services, Inc. for January winter watering, in the amount of \$5,168.00 (enclosure).

E. Review and consider approval of proposal from HydroPoint Data Systems, Inc. for the irrigation system’s connectivity (enclosure).

F. Review and consider approval of proposal from RTS Landscaping for the installation of rip rap on both sides of the trickle channel at Pond 6, in the amount of \$52,750 (enclosure).

G. Discuss turf to xeric conversion along Hampden.

H. Discuss QR code panel design for digital community update distribution (enclosures).

V. LANDSCAPING MATTERS

A. Irrigation updates.

B. Landscaping projects updates.

VI. BOARD MEMBER INPUT

A. Director Birgit Baldwin

B. Director Hunchberger

C. Director Moczo

D. Director Siml

E. Director Harlan Baldwin

VII. OTHER BUSINESS

A. Discuss community outreach and items for Community Update.

B. Discuss Board Member On Duty Schedule.

C. General Discussion on processing management (enclosure).

VIII. LEGAL MATTERS

- A. Consider for Approval Inspection and Maintenance Plan for Pond No. 7 (to be distributed)
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- B. Discuss and Consider for Approval Resolution Adopting a Procurement Policy and Policy (enclosure)
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- C. Discuss Status of May 6, 2025 Election.
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- D. **Executive Session** – For the purpose of conferencing with the District’s attorney and receiving legal advice on specific legal questions under 24-6-402 (4)(b), C.R.S. relating to remediation of erosion at the property with account number 800422535791.
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- IX. ADJOURNMENT – The next regular meeting is scheduled for March 24, 2025.