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## RECORD OF PROCEEDINGS

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### MINUTES OF AN ANNUAL MEETING OF THE BOARD OF DIRECTORS OF THE CONSERVATORY METROPOLITAN DISTRICT HELD AUGUST 5, 2025

An Annual Meeting of the Board of Directors (referred to hereafter as “Board”) of the Conservatory Metropolitan District (referred to hereafter as “District”) was convened. The meeting was open to the public and the conferencing information was posted.

The meeting was held via teleconference.

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#### **ATTENDANCE**

##### **Directors in Attendance Were:**

Birgit Baldwin  
Harlan Baldwin  
Robert Hunchberger

##### **Directors Excused Were:**

Pedro Moczo  
Timothy Siml

##### **Also In Attendance Were:**

Justin Janca; Public Alliance  
Heather Hartung, Esq.; WBA, P.C.  
Morgan Wheeler; Simmons & Wheeler, P.C  
Laverne Palmer; Resident

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#### **CALL TO ORDER**

Called to order at 9:00 a.m. Director Birgit Baldwin provided an introduction of the directors with their date of terms and an introduction of consultants.

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#### **PRESENTATION OF STATUS OF INFRASTRUCTURE PROJECTS**

Director Birgit Baldwin presented an update on the status of public infrastructure projects within the District. She reviewed the 2025 projects, which included the installation of rip rap at Pond 6, rotor replacements, turf conversion along Hampden, and the re-engineering of stone walls and pillars. Looking ahead to 2026, the completion of the Hampden turf conversion project, initiation of the construction portion of the stone wall reengineering, and a planting of a wildflower meadow.

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