
RECORD OF PROCEEDINGS

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
THE
CONSERVATORY METROPOLITAN DISTRICT
HELD
OCTOBER 20, 2025**

A Regular 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.

ATTENDANCE

Directors in Attendance Were:

Birgit Baldwin, President
Pedro Moczo, Secretary
Timothy Siml, Treasurer
Harlan Baldwin, Assistant Secretary
Robert “Bob” Hunchberger, Assistant Secretary

Also In Attendance Were:

Justin Janca; Public Alliance, LLC
Heather Hartung, Esq.; WBA, P.C.
Morgan Wheeler; Simmons & Wheeler, P.C.
Laverne Palmer, Resident (for a portion of the meeting until after the budget hearing)

**DISCLOSURES OF
POTENTIAL
CONFLICTS OF
INTEREST**

Disclosures of Potential Conflicts of Interest: Attorney Hartung advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Attorney Hartung reported that disclosures for those directors that provided WBA, PC with notice of potential or existing conflicts of interest were filed with the Secretary of State’s Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Attorney Hartung inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Board reviewed the Agenda for the meeting, following which Directors Birgit Baldwin, Siml, Moczo, Harlan Baldwin and Hunchberger along with each consultant confirmed that they have no conflicts of interest in connection with any of

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the matters listed on the Agenda.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance: Director Harlan Baldwin led the Board in reciting the Pledge of Allegiance.

ADMINISTRATIVE MATTERS

Agenda: Director Birgit Baldwin reviewed the proposed agenda with the Board for the District's Regular Meeting.

Following discussion, upon motion duly made by Director Hunchberger, seconded by Director Moczo, and unanimously carried, the agenda was approved as presented.

Consent Agenda: The Board considered the following actions:

- Approval of Minutes of the September 15, 2025 Regular Meeting, as amended.
- Approval of the Notice to Electors Pursuant to Section 32-1-809, C.R.S.

Following further discussion and review, upon a motion duly made by Director Birgit Baldwin, seconded by Director Siml, and upon vote unanimously carried, the Board approved the consent agenda items.

COMMUNITY COMMENTS

Public Comment: There was no public comment.

FINANCIAL MATTERS

Claims: Ms. Wheeler presented to the Board payment of claims for the period ending October 20, 2025, in the total amount of \$67,299.32.

Following discussion, upon a motion duly made by Director Siml, and seconded by Director Harlan Baldwin, and upon vote unanimously carried, the Board approved the claims totaling \$67,299.32.

Cash Position: Ms. Wheeler reviewed with the Board the Schedule of Cash Position dated October 14, 2025.

Following discussion, upon motion duly made by Director Harlan Baldwin, seconded by Director Moczo, and upon vote unanimously carried, the Board accepted the Schedule of Cash Position dated October 14, 2025.

2025 Budget Amendment: It was determined no amendment to the 2025 Budget was necessary.

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Public Hearing on 2026 Budget and Consider Adoption of Resolution Adopting Budget, Appropriating Sums of Money, and Certifying Mill Levies for the 2026 Calendar Year: The public hearing on the 2026 Budget was opened at 9:44 a.m. upon motion duly made by Director Siml, seconded by Director Harlan Baldwin, and unanimously approved. Notice of the public hearing was published on October 2, 2025. No public comment was received by the Directors or Consultants, and the Board had no additional comments.

The public hearing was closed at 9:46 a.m. upon motion by Director Birgit Baldwin. Following discussion, upon motion duly made by Director Birgit Baldwin, seconded by Director Siml, and upon vote unanimously carried, the Board approved adoption of the Resolution Adopting the 2026 Budget, Appropriating Sums of Money, and Certifying Mill Levies, subject to final assessed valuation, as follows:

- General Fund: 16.505 mills
- Debt Service Fund: 18.156 mills
- Administrative Reimbursement Fund: 1.290 mills

OPERATIONS MATTERS

Manager's Report: Mr. Janca reviewed the District Manager's Report with the Board.

Turf to Xeric Conversion Along Hampden: A revised design for the Hampden turf-to-xeric landscape conversion was presented to the Board. Director Hunchberger expressed concern that pampas grass may be considered invasive. Mr. Janca and Director Birgit Baldwin noted that they were unable to find information corroborating this concern. Director Hunchberger agreed to confirm the non-invasiveness of the plant species with his contact.

Following discussion, the Board approved moving forward with the design as presented. Upon motion duly made by Director Harlan Baldwin, seconded by Director Siml, the motion passed with four directors voting in favor and one director not voting.

Open Space Rules and Regulations: The Board considered approval of the Open Space Rules and Regulations. Following review and discussion, upon motion duly made by Director Birgit Baldwin, seconded by Director Siml, and upon vote unanimously carried, the Board approved the Open Space Rules and Regulations as presented.

Pet Waste Station Signage: Mr. Janca presented preliminary designs and proposed placement locations for pet waste station signage and he will

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present a more refined design for review prior to fabrication.

Proposal for Renewal of General Liability Schedule and Limits and Property Schedule, and Consider Approval and Authorization to Bind Coverage: The Board discussed a proposal to renew the General Liability Schedule and Limits and Property Schedule, and considered approval to authorize binding coverage.

Following discussion, upon motion duly made by Director Birgit Baldwin, seconded by Director Siml, and upon vote unanimously carried, the Board approved the renewal of the District's General Liability and Property coverage and authorized binding of coverage as presented.

C

Renewal of Special District Association of Colorado Membership for 2026: The Board discussed authorizing renewal of the District's membership for 2026 with the Special District Association of Colorado.

Following discussion, upon motion duly made by Director Siml, seconded by Director Moczo, and upon vote unanimously carried, the Board authorized renewal of the District's Special District Association of Colorado membership for 2026.

LANDSCAPING MATTERS

Irrigation Updates: Mr. Janca presented the irrigation update provided by BrightView. The Board reviewed the report and no formal action was taken.

Landscaping Projects Updates: Mr. Janca reported that work is ongoing to finalize all landscaping projects, with the goal of completion and Board approval by January

Landscaping Contracts and Addenda: The Board reviewed the following items, which were approved collectively as a single action:

- Approval of Independent Contractor Agreement with Rocky Mountain Tree Care. Approved upon revision to remove a typographical error. It was noted that the District currently manages approximately 1,800 trees within its portfolio.
- Ratification of Addendum 2025-09 with BrightView to repair the Jericho Way irrigation leak.
- Approval of Independent Contractor Agreement with BrightView for 2026 Landscaping Services.
- Approval of Independent Contractor Agreement with Masterful Masonry.
- Approval of Agreement with Dogwood Poop Scoop for 2026 Services.

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- Approval of Independent Contractor Agreement with Playground Safety Solutions.
- Approval of Independent Contractor Agreement with Diversified Underground, Inc.
- Approval of Sixth Addendum to the Independent Contractor Agreement with Public Alliance for 2026 fees. The document will be circulated when available.
- Ratification of Sixteenth Addendum to the Independent Contractor Agreement with Robert’s Treescaping, LLC for Pond 4.
- Approval of Independent Contractor Agreement with Robert’s Treescaping, LLC for 2026 Pond Services.

Following discussion, upon motion duly made by Director Siml, seconded by Director Moczo, and upon vote unanimously carried, the Board approved agenda items C through L as presented.

Water Usage Report: Mr. Janca presented the September 2025 irrigation and water usage reports from the City of Aurora. The Board reviewed the data, noting the measurable reduction in usage as a result of ongoing conservation efforts. No formal action was taken.

**BOARD MEMBER
INPUT**

Director Birgit Baldwin: Director Birgit Baldwin praised the landscaping crew’s efforts throughout the season. Requested that Mr. Janca direct BrightView to begin fall cleanup earlier than in previous years and ensure that trash pickup continues on a regular schedule throughout the winter months.

Director Hunchberger: Director Hunchberger noted that cattails have not been removed from Ponds 6 and 7. Director Baldwin clarified that prior removal efforts were limited to the inlets and outlets of each pond.

Director Moczo: Director Moczo had no comments.

Director Siml: Director Siml reported that he had contacted SavATree regarding holiday lighting but had not yet received a response. Director Birgit Baldwin recommended reaching out to the company to obtain an updated contact.

Director Harlan Baldwin: Director Harlan Baldwin requested an update on the Hampden Wall project. Mr. Janca will contact the new engineers for status information. Director Birgit Baldwin also recommended contacting Masterful Masonry, and the Board agreed. He further noted that a small tree located north of the artwork had been struck by a vehicle, and Director

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Moczo will confirm the status.

OTHER BUSINESS

Community Outreach and Update: The Board discussed topics to be included in the upcoming Community Update, including the Hampden turf conversion project, the holiday lighting schedule (to run from the Monday before Thanksgiving through January 6), the 2026 budget and mill levies, water conservation efforts, fall clean-up, and snow removal reminders.

Board Member On-Duty Schedule: The Board discussed the on-duty schedule. Director Harlan Baldwin will serve January, May and November; Director Bob Hunchberger will serve for February and October; Director Tim Siml will serve March, August, and December; Director Birgit Baldwin will serve April and June; and Director Pedro Moczo will serve July and September.

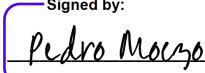
LEGAL MATTERS

2026 Administrative Resolution: The Board considered adoption of the 2026 Administrative Resolution. Following discussion, upon motion duly made by Director Hunchberger, seconded by Director Moczo, and upon vote unanimously carried, the Board approved the 2026 Administrative Resolution.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Siml, seconded by Director Moczo, and upon vote unanimously carried, the Board adjourned the meeting at 11:03 a.m. There are no more regular scheduled meetings for 2025.

Respectfully submitted,

By:  _____
Secretary for the Meeting