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RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE CONSERVATORY METROPOLITAN DISTRICT HELD JANUARY 20, 2026

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

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 the matters listed on the Agenda.

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PLEDGE OF ALLEGIANCE

Pledge of Allegiance: Director Hunchberger 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. The Board removed Landscaping Matter Item D due to redundancy and added a landscaping matter to discuss and consider approval of new backflow cages. The Board also added Financial Matters Item D – Review 2025 Draft Audit.

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

Consent Agenda: The Board considered the following actions:

- Approval of Minutes of the October 20, 2025 Regular Meeting
- Approval of Resolution Designating Meeting Notice Posting Location

Following further discussion, upon a motion duly made by Director Hunchberger, seconded by Director Moczo, and upon vote unanimously carried, the Board approved the consent agenda items with amendment to meeting minutes.

COMMUNITY COMMENTS

Public Comment: Mrs. Palmer wished everyone a happy New Year. Director Birgit Baldwin noted positive feedback from the community regarding the holiday lights.

FINANCIAL MATTERS

Claims: Ms. Wheeler presented to the Board payment of claims for the period ending January 20, 2026, in the total amount of $104,424.78.

Following discussion, upon a motion duly made by Director Harlan Baldwin, and seconded by Director Moczo, and upon vote unanimously carried, the Board approved the claims totaling $104,424.78.

Cash Position: Ms. Wheeler reviewed with the Board the Schedule of Cash Position dated January 19, 2026. It was noted that the ARI payment is upcoming in the near future. The Board further noted that the transfer to the Capital Fund is reflected in the audit.

Following discussion, upon motion duly made by Director Moczo, seconded by Director Siml, and upon vote unanimously carried, the Board accepted the Schedule of Cash Position dated January 19, 2026.

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2025 Audit Services: The Board reviewed the engagement letter with Schilling & Company, Inc. for 2025 audit services. It was noted that the audit expense increased by $300, for a total cost of $6,000, and that the amount remains within the District's budget.

Following discussion, upon motion duly made by Director Moczo, seconded by Director Harland Baldwin, and upon vote unanimously carried, the Board approved the engagement letter as presented.

2025 Draft Audit: Ms. Wheeler presented the 2025 draft audit to the Board. It was noted that the draft audit will be distributed to the Board for more in-depth individual review and that WBA, PC will review the audit. The final version is anticipated to be presented for Board consideration at the March meeting.

OPERATIONS MATTERS

Manager's Report: Mr. Janca reviewed the District Manager's Report with the Board. Updated meeting placards have been installed. Hampden turf rehabilitation and the pollinator garden were briefly discussed. The Board noted that the stone wall redesign is in the process of identifying a new design engineer. Management also advised the Board of a potential Moody's downgrade to the District's bonds. Potential downgrade is due to a change in Moody's rating methodology and not within the District's control.

Turf to Xeric Conversion Along Hampden: The Board discussed the turf-to-xeric conversion project along Hampden. Management reported that the City of Aurora is now involved and has requested additional modifications to the design, as well as a mylar change. Management further reported that the requested changes are being facilitated by Aurora Water's Conservation Department at no cost to the District. An updated design reflecting these changes is pending.

Pet Waste Station Signage: The Board reviewed proposed signage for the pet waste stations. It was noted that Dogwood is aware of and appreciative of the improvement. Installation will be performed by Public Alliance. Upon motion duly made by Director Harlan Baldwin, seconded by Director Hunchberger, and upon vote unanimously carried, the Board approved the pet waste station signage as presented.

Playground Inspection Report: The Board reviewed the Playground Inspection Report. The Board directed that future playground inspection reports be included in the applicable meeting packets for review.

Mail Kiosk Relocation: The Board discussed relocation of the mail kiosk

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at the HOA's request. It was noted that the HOA will assume all expenses and liabilities associated with the relocation. Upon motion duly made by Director Siml, seconded by Director Moczo, and upon vote unanimously carried, the Board approved the relocation, subject to receipt of appropriate documentation to be drafted by WBA, PC.

Memorial: Director Birgit Baldwin described the situation to the Board. Mr. Janca review communication between the District and the concerned homeowner. Attorney Hartung provided information on different options for the Board and programs available with the City of Aurora for permanent memorial structures on City of Aurora owned property. Following discussion, the Board agreed to monitor the memorial for upkeep and revisit the matter at the March meeting.

Safety Grant Funds: The Board discussed the District's accrued safety grant funds totaling $4,102, including $459.61 that will expire on March 31, 2026. Options discussed to exhaust the funds included gutter installation on mail kiosks, new backflow cages, and document remediation. Following discussion, the Board directed Public Alliance to explore the cost of gutter installation.

Backflow Cage Replacements: The Board discussed replacement of the backflow cages. The Directors elected to remove installation of new backflow cages from the safety grant funds discussion and to combine the project with the installation of new backflows. Following discussion, upon motion duly made by Director Hunchberger, seconded by Director Moczo, and upon vote unanimously carried, the Board approved installation of new backflow cages in conjunction with the new backflows.

LANDSCAPING MATTERS

Irrigation Updates: Mr. Janca reported that there were no new updates from BrightView. He advised the Board that the end-of-year irrigation report has been received and is undergoing final edits, and that once finalized it will be distributed to the Board for review.

Landscaping Projects Updates: There were no landscaping project updates.

BrightView Proposal for 2026 Turf Mite Control: The Board reviewed the proposal from BrightView Landscape Services for 2026 turf mite control. Following discussion, the Board directed Public Alliance to contact BrightView for additional information regarding the need for treatment and the areas proposed to be treated. No action was taken at this time.

Pollinator Garden: The Board discussed the pollinator garden proposal

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from Ivy Street Design and requested a revised proposal with corrected information to clarify the scope of work. The Board directed Public Alliance to investigate additional grant opportunities to help offset project costs. Following discussion, upon motion duly made by Director Siml, seconded by Director Moczo, and upon vote unanimously carried, the Board approved engaging Ivy Street Design to provide design services for the pollinator garden.

Environmental Design Landscaping: The Board tabled consideration of engagement of Environmental Design Landscaping until the March meeting.

Fence Line Clearing Quotes: The Board reviewed quotes for fence line clearing. Following discussion, upon motion duly made by Director Hunchberger, seconded by Director Moczo, and upon vote unanimously carried, the Board approved the pruning proposal from Rocky Mountain Tree Care.

Holiday Lighting: Director Siml presented the SavATree holiday lighting contract. Following discussion, the Board directed that an addendum or new independent contractor agreement be prepared by WBA, PC. Upon motion duly made by Director Siml, seconded by Director Harlan Baldwin, and upon vote unanimously carried, the Board approved proceeding subject to preparation of the addendum or new agreement.

BOARD MEMBER INPUT

Director Birgit Baldwin: Director Birgit Baldwin thanked Director Siml for his work on the holiday lighting project and expressed appreciation for BrightView's snow clearing efforts. She emphasized the need for a design firm to begin the wall and column reconstruction project and requested an updated bed enhancement proposal from BrightView.

Director Hunchberger: Director Hunchberger voiced appreciation for BrightView's snow clearing efforts. He requested an update regarding Pond 7 cattail clearing and requested that the tree struck by a vehicle near the artwork be staked.

Director Moczo: Director Moczo congratulated Director Siml on a successful holiday lighting season.

Director Siml: Director Siml requested an update regarding Parker Electric's diagnostic of the North Monument's constant illumination.

Director Harlan Baldwin: Director Harlan Baldwin had no additional comments.

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OTHER BUSINESS

Community Outreach and Update: The Board discussed items to be included in the community update, including the trimming project, holiday lighting, pollinator garden, Hampden turf conversion, mail kiosk relocation, and installation of new backflows and backflow cages.

Board Member On-Duty Schedule: The Board discussed the on-duty schedule. Director Hunchberger will serve as the on-duty director for February, and Director Siml will serve as the on-duty director for March.

LEGAL MATTERS

Directors' Bond: The Board discussed renewal of the Directors' bond. It was noted that the renewal invoice is expected approximately two months prior to expiration, and that no action is required from the Board at this time to facilitate renewal.

Digital Accessibility Policy: Attorney Hartung explained that the District's digital accessibility policy and related requirements. No action was taken at this time.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Siml, seconded by Director Hunchberger, and upon vote unanimously carried, the Board adjourned the meeting at 11:05 a.m. The next regular meeting is scheduled for March 16, 2026 at 9:00 a.m.

Respectfully submitted,

By: Signed by: Pedro Moczo DF0AB22AE95044F... Secretary for the Meeting