
RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE CONSERVATORY METROPOLITAN DISTRICT HELD MARCH 16, 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
Jon Wagner, Esq.; WBA, P.C.
Morgan Wheeler; Simmons & Wheeler, P.C.
Dawn Schilling; Schillings & Co., Inc.
Mike Leuteneker; Merrick & Company
Ian Ferguson and Nina Raikoff; Ivy Street Studio LLC

DISCLOSURES OF POTENTIAL CONFLICTS OF INTEREST

Disclosures of Potential Conflicts of Interest: Attorney Wagner advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Attorney Wagner 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 Wagner 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.

RECORD OF PROCEEDINGS

PLEDGE OF ALLEGIANCE

Pledge of Allegiance: Director Siml 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 and recommended the following amendments: under Landscaping Matters, add Item F.i., WeatherTRAK subscription renewal, and Item G., Pond 7 cattail removal.

Following discussion, upon motion duly made by Director Moczo, 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 January 20, 2025 Regular Meeting
- Ratify February Winter Watering Proposal from BrightView Landscape Services
- Ratify Termination Notice with Quintessence Design Group, LLC
- Ratify Independent Contractor Agreement with Ivy Street Design for Pollinator Garden Designs
- Ratify Independent Contractor Agreement with SavATree, LLC for 2026-2028 Holiday Décor Services
- Ratify First Addendum to Independent Contractor Agreement with Rocky Mountain Tree Care, Inc. for Fence Line Clearing

Following 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: Director Birgit Baldwin informed the Board that the Conservatory Homeowners Association had notified residents of planned fiber optic installation and that utility locates were underway.

VENDOR DISCUSSIONS

Ivy Street Design Pollinator Garden Presentation: Mr. Ferguson and Ms. Raikoff presented the Ivy Street Design Pollinator Garden presentation to the Board. They provided a brief history of the relationship between the District and Ivy Street Design and reviewed the Grass Replacement Incentive Program (“GRIP”). It was noted that the walking path would need to be overseeded and that all proposed plant materials would be in containers

RECORD OF PROCEEDINGS

larger than one gallon.

Mr. Ferguson and Ms. Raikoff then reviewed the design philosophy for the project and provided a 3D model presentation, followed by an overview of the proposed plantings, pollinator elements, and hardscape features. The Board discussed a potential water feature with the presenters, noting that the primary challenge would be the availability of electricity.

Following discussion, the Directors were requested to submit any questions to Mr. Janca by Friday, March, 20, for distribution to Ivy Street Design. No design revisions were requested at this time.

Merrick and Company Stone Wall Discussion: Mr. Leuteneker presented the Merrick and Company stone wall recommendations to the Board. Discussion ensued regarding the goals of the project, and the Board defined the scope to include the Hampden wall, the Hampden entrance monuments, and the northern monument.

Mr. Leuteneker reviewed his observations from the walk of the Hampden wall, including the condition of the columns and wall. He recommended that the Board consider a forensic investigation of the identified wall and monuments so that both the Board and Merrick and Company could better understand the underlying structures and available repair options.

The Board requested additional information regarding mortar repair, and Mr. Leuteneker explained that the preferred mortar would be dictated by the substrate and that there was no single best option in all cases.

Following discussion, upon motion duly made by Director Siml, seconded by Director Moczo, and upon vote unanimously carried, the Board authorized Mr. Janca to obtain a proposal from Merrick and Company for forensic investigation of the Hampden wall, the Hampden entrance monuments, and the northern monument.

FINANCIAL MATTERS

Claims: Ms. Wheeler presented to the Board the payment of claims for the period ending March 16, 2026, in the total amount of \$69,626.90. No claims were considered to be out of the ordinary.

Following discussion, upon motion duly made by Director Siml, seconded by Director Harlan Baldwin, and upon vote unanimously carried, the Board approved the payment of claims, as presented.

Cash Position: Ms. Wheeler reviewed with the Board the Schedule of Cash

RECORD OF PROCEEDINGS

Position dated March 11, 2026. The District’s cash position was discussed, and it was noted that the 2025 ARI payment remained pending, but otherwise nothing abnormal was reported.

Following discussion, upon motion duly made by Director Harlan Baldwin, seconded by Director Siml, and upon vote unanimously carried, the Board accepted the Schedule of Cash Position, as presented.

Financial Statements: Ms. Wheeler reviewed with the Board the unaudited financial statements dated February 28, 2026. The financial statements were discussed, and Ms. Wheeler noted that the District’s bond interest payment is scheduled for June.

Following discussion, upon motion duly made by Director Siml, seconded by Director Hunchberger, and upon vote unanimously carried, the Board accepted the unaudited financial statements, as presented.

2025 Audit: Ms. Schilling presented the 2025 Audit prepared by Schillings and Company to the Board. She reported that the audit process had proceeded without difficulty. Ms. Schilling informed the Board that asset depreciation has no tax implications for the District and reviewed audit adjustments totaling \$17,773.92. She further noted that Schillings and Company had incorporated legal counsel’s comments and would be issuing a clean opinion.

Following discussion, upon motion duly made by Director Harlan Baldwin, seconded by Director Hunchberger, and upon vote unanimously carried, the Board accepted the 2025 Audit and authorized Director Birgit Baldwin to sign the representation letter.

**OPERATIONS
MATTERS**

Manager’s Report: Mr. Janca presented the Manager’s Report to the Board. He reported on the mail kiosk lighting inspection, the status of the Hampden turf rehabilitation, pet station signage, submitted revisions and related reports, completion of the tree pruning project, the spring clean-up schedule, and road repairs.

Memorial: Mr. Janca updated the Board on the status of the memorial. The Board confirmed that the memorial should be removed.

Relocation of Mail Kiosk: Mr. Janca discussed the status of the Eastman mail cluster box unit (“CBU”). He reported that the CBU had been replaced, but the mail kiosk had not yet been relocated. Per the Conservatory Homeowners Association, installation of the CBU could not be rescheduled

RECORD OF PROCEEDINGS

and therefore proceeded in the original location. It was noted that when the kiosk relocation occurs, the CBU will also be relocated.

Mail Koski Roof Proposals: Mr. Janca presented multiple proposals for mail kiosk roof work. Following discussion, upon motion duly made by Director Siml, seconded by Director Birgit Baldwin, and upon vote unanimously carried, the Board directed Mr. Janca to pursue finalization of a proposal from Apple Roofing.

Mail Kiosk Gutter Proposals: Mr. Janca presented proposals for mail kiosk gutter work. Following discussion, the Board took no action.

Safety Fund Grants: Mr. Janca discussed expiring safety grant funds with the Board. Mr. Wagner noted that backflow cages were eligible for safety grant funding. Following discussion, the Board directed Mr. Janca to obtain a proposal from RTS Landscaping for a refresh of crusher fine trails.

LANDSCAPING MATTERS

Quality Site Assessments: Mr. Janca reviewed the Quality Site Assessments prepared by BrightView with the Board. Director Birgit Baldwin drew attention to the staking of the ginkgo trees.

Landscaping Projects Updates: Mr. Janca reviewed the landscaping project updates with the Board. No action was taken.

Turf to Xeric Conversion along Hampden: Mr. Janca discussed the turf to xeric conversion project along Hampden with the Board. Plant substitutions were discussed, and it was noted that substitution discussions would resume once plant availability became clearer.

Pollinator Garden: Mr. Janca presented the Aurora Conservation design to the Board and drew attention to the discrepancy in the number of plants between the two designs under consideration. Following discussion, upon motion duly made by Director Birgit Baldwin, seconded by Director Siml, and upon vote unanimously carried, the Board approved moving forward with the Ivy Street Design proposal, subject to receipt of clarifications.

Backflow and Cage Replacements: The Board discussed the BrightView proposal to replace three backflows and two backflow cages. Mr. Janca noted that the backflows and cages had previously been approved, but he wanted to bring the matter before the Board in the event any concerns had arisen. The Board reiterated its approval of the project.

Irrigation Rates and Activation Schedule: Mr. Janca discussed irrigation

RECORD OF PROCEEDINGS

rates and the activation schedule with the Board. He noted that implementation of drought restrictions by Aurora Water was highly likely and that anticipated surcharges and rate increases could increase costs to approximately \$12.00 per kGal. The Board clarified that irrigation should begin around Mother's Day, May 10, 2026.

WeatherTRAK Subscription Renewal: Mr. Janca presented the WeatherTRAK subscription renewal to the Board. Following discussion, upon motion duly made by Director Harlan Baldwin, seconded by Director Hunchberger, and upon vote unanimously carried, the Board approved renewal of the WeatherTRAK subscription for a one-year term.

Pond 7 Cattail Removal: The Board discussed the RTS proposal for Pond 7 cattail removal. Following discussion, upon motion duly made by Director Hunchberger, seconded by Director Harlan Baldwin, and upon vote unanimously carried, the Board approved the RTS proposal for Pond 7 cattail removal.

**BOARD MEMBER
INPUT**

Director Birgit Baldwin: Director Birgit Baldwin stated her reasons for requesting that information regarding Moody's downgrade be included in the prior meeting minutes.

Director Hunchberger: Director Hunchberger commended RMTC for its tree pruning work and noted that the pruning removal threshold was four feet and above.

Director Moczo: Director Moczo congratulated the Board on its selection of Ivy Street Design and requested distribution of the project folder to the Board.

Director Siml: Director Siml requested clarification regarding whether EDI should be invited to submit a bid for landscaping maintenance. Director Birgit Baldwin noted that BrightView had been performing exceptionally and that soliciting additional bids at this time was unnecessary.

Director Harlan Baldwin: Director Harlan Baldwin requested investigation into monuments that are not illuminated. It was noted that meter boxes are in place but are empty, and that in order to obtain power, the District may need to connect to homeowner systems. Mr. Janca was directed to confirm the power situation and explore solar options.

RECORD OF PROCEEDINGS

**OTHER
BUSINESS**

Community Outreach and Update: The Board discussed community outreach and items to be included in the community update, including the audit, holiday lighting, the forensic wall and memorial study, the pollinator garden, Hampden turf, fiber optic boring, and dog station signage. No action was taken.

Board Member On-Duty Schedule: The Board discussed the Board member on-duty schedule and confirmed that Director Siml will serve as the on-duty Board member for March and Director Birgit Baldwin will serve as the on-duty Board member for April.

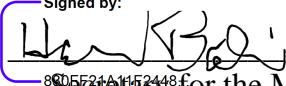
LEGAL MATTERS

There were no legal matters to discuss.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Moczo, seconded by Director Harlan Baldwin, and upon vote unanimously carried, the Board adjourned the meeting at 11:49 a.m. The next regular meeting is scheduled for May 18, 2026 at 9:00 a.m.

Respectfully submitted,

By:  _____
Signed by:
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Secretary for the Meeting