

CONSERVATORY METROPOLITAN DISTRICT

7555 E. Hampden Ave., Suite 501

Denver, Colorado 80231

Website: www.yourcmd.org

District Manager: justin@publicalliancellc.com

NOTICE OF A REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Birgit Baldwin	President	2029/May 2029
Pedro Moczo	Secretary	2027/May 2027
Timothy Siml	Treasurer	2029/May 2029
Harlan Baldwin	Assistant Secretary	2027/May 2027
Robert “Bob” Hunchberger	Assistant Secretary	2027/May 2027

DATE: July 20, 2026

TIME: 9:00 a.m.

PLACE: VIA TELECONFERENCE AT:

<https://zoom.us/j/81996464218>

Dial In: (719) 359 4580

Meeting ID: 819 9646 4218

I. ADMINISTRATIVE MATTERS

A. Present Disclosures and Potential Conflicts of Interest

B. Recite Pledge of Allegiance

C. Approve Agenda

D. Discuss Proposal from Merrick and Co. (enclosure)

E. 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.

1. Approve Minutes of the May 18, 2026 Regular Meeting (enclosure)
2. Ratify BrightView Landscape Services Work Order to remove dead shrubs and pine trees (enclosure)
3. Ratify BrightView Landscape Services Work Order to repair accident damage (enclosure)
4. Ratify BrightView Landscape Services Work Order to repair mainline (enclosure)

5. Ratify Masterful Construction proposals to repair accident damage (enclosures)
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II. COMMUNITY COMMENTS

- A. Public Comment
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III. FINANCIAL MATTERS

- A. Review and Consider Approval of the Payment of Claims (enclosure)
 - B. Review and Consider Acceptance of Schedule of Cash Position (enclosure)
 - C. Review and Consider Acceptance of Unaudited Financial Statements (enclosure)
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IV. OPERATIONS MATTERS

- A. Review Manager's Report (enclosure)
 - B. Discuss playground inspection report (enclosure)
 - C. Mail Kiosk Roof Project Update
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V. LANDSCAPING MATTERS

- A. Quality Site Assessment by BrightView (enclosure)
 - B. Landscaping Projects Updates (enclosure)
 - C. Consider approval of BrightView Landscape Services proposal to add perennials on Juniper area (enclosure)
 - D. Discuss Pollinator Garden
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E. Update on Hampden turf conversion project

F. Discuss Fiber Optic Boring on Irrigation System.

G. Consider for approval Denver Winpump proposals to rebuild or replace pump and motor (enclosures)

H. Review Irrigation Report (enclosure)

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

VIII. LEGAL MATTERS

A. Review and consider acceptance of 2025 Annual Report (to be distributed)

B. Discuss 2026 Legislative Session

C. Discuss May 2027 Election

IX. ADJOURNMENT – The next regular meeting is scheduled for September 21, 2026 at 9:00 a.m.