

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE CONSERVATORY METROPOLITAN DISTRICT HELD JULY 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.
Bill Arland; Merrick & Co. (for a portion of the meeting)
Laverne Palmer; member of the public

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 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 Siml, seconded by Director Harlan Baldwin, and upon vote unanimously carried, the agenda was approved, as amended.

Merrick and Co. Proposal: Mr. Arland presented the Merrick and Co. proposal to the Board. The Board discussed the proposal and Mr. Arland addressed questions.

Consent Agenda: The Board considered the following actions:

1. Approval of Minutes of the May 18, 2026 Regular Meeting
2. Ratify BrightView Landscape Services Work Order to remove dead shrubs and pine trees
3. Ratify BrightView Landscape Services Work Order to repair accident damage
4. Ratify BrightView Landscape Services Work Order to repair mainline
5. Ratify Masterful Construction proposals to repair accident damage

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

COMMUNITY COMMENTS

Public Comment: Ms. Palmer thanked the Board for their contributions to the community.

FINANCIAL MATTERS

Claims: Ms. Wheeler presented to the Board the payment of claims for the current period in the amount of \$85,174.03. Following discussion, upon motion duly made by Director Siml, seconded by Director Hunchberger, 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 Position, noting an approximate cash balance of \$4.3 million and approximately \$70,000 payable to the City of Aurora. Following discussion, upon motion duly made by Director Siml, seconded by Director Harlan Baldwin, and upon vote unanimously carried, the Board accepted the

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Schedule of Cash Position.

Financial Statements: Ms. Wheeler reviewed with the Board the current unaudited financial statements and reported that expenses were generally in line with the budget, with irrigation repair expenses identified as the primary budget variance. Following discussion, upon motion duly made by Director Harlan Baldwin, seconded by Director Siml, and upon vote unanimously carried, the Board accepted the unaudited financial statements as presented.

OPERATIONS MATTERS

Manager's Report: Mr. Janca presented the Manager's Report to the Board, including the Regulation 29 report, association imagery still depicting District monuments, damage associated with the boring project and its resolution, completion of backflow testing, and repairs related to a single-car accident.

Playground Inspection: The Board reviewed the Playground Safety Solutions Report. Director Birgit Baldwin expressed interest in the potential installation of a swing set.

Mail Kiosk Roof Project: Mr. Janca provided an update on the Mail Kiosk Roof Project and reported that the project had been completed.

LANDSCAPING MATTERS

Quality Site Assessment: Mr. Janca reviewed the Quality Site Assessment prepared by BrightView with the Board. Director Birgit Baldwin reported that an herbicide application impacted Mexican primrose located near the Conservatory monument. It was noted that BrightView agreed to replace the affected shrubs and absorb fifty percent of the replacement cost. The Directors requested that the mobilization fee be removed if the work is performed by BrightView's regular maintenance crew.

Landscaping Projects Updates: Mr. Janca reviewed the landscaping project updates with the Board.

BrightView Proposal for Perennials: The Board reviewed the proposal from BrightView Landscape Services to add perennials to the Juniper area. It was noted that approval was not required because the proposal amount was less than \$500.

Pollinator Garden: Mr. Janca provided an update regarding the pollinator garden project and reported that the project is currently on hold. Aurora Water has requested that the GRIP application be submitted during the same year as the proposed installation.

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Hampden Turf Conversion Project: Mr. Janca provided an update on the Hampden turf conversion project. It was reported that the project is contingent upon execution of an allocation agreement currently being drafted by the City.

Irrigation System Fiber Optic Boring: Mr. Janca provided an update regarding fiber optic boring activities and their impact on the irrigation system. It was reported that damage associated with the boring project is being documented and that repair invoices will be presented to the boring contractor upon completion of the project.

Denver Winpump Proposals: Mr. Janca presented proposals from Denver Winpump to either rebuild or replace the pump and motor. The Board discussed the costs and considerations associated with repair versus replacement. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board approved the proposal to replace the pump and motor.

Irrigation Report: Mr. Janca presented the Irrigation Report to the Board. Mr. Janca reported that water consumption is generally consistent with 2025 levels, however increased fees have resulted in higher irrigation expenses.

Mainline Repair Proposal: The Board reviewed the Mainline Repair Proposal. Following discussion, upon motion duly made by Director Hunchberger, seconded by Director Harlan Baldwin, and upon vote unanimously carried, the Board ratified the Mainline Repair Proposal in an amount not to exceed \$2,400.

BOARD MEMBER INPUT

Director Birgit Baldwin: Director Birgit Baldwin thanked homeowners for refraining from launching fireworks over the July 4 holiday. Director Baldwin also discussed concerns regarding invoicing from Masterful Masonry, thanked District Manager Justin Janca for his work on behalf of the community, and expressed enthusiasm for attending the Special District Association conference.

Director Hunchberger: Director Hunchberger expressed concerns regarding the use of e-bikes on sidewalks and other District property and requested consideration of an additional cattail removal project at Pond 7.

Director Moczo: Director Moczo had no report.

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Director Siml: Director Siml thanked District Manager Justin Janca for his work on behalf of the community and requested confirmation that irrigation systems would not be operating during times when students are walking to school.

Director Harlan Baldwin: Director Harlan Baldwin expressed concerns regarding contractors parking on and damaging turf and irrigation infrastructure. Ms. Palmer cautioned against direct confrontation with contractors.

OTHER BUSINESS

Community Outreach and Update: The Board discussed topics for inclusion in the next community update, including e-bike usage and safety concerns, the Hampden Turf Conversion Project, irrigation system issues and repairs, the upcoming budget season and budget hearing, and the town hall meeting.

Board Member On-Duty Schedule: The Board discussed the Board Member On-Duty Schedule. Director Harlan Baldwin advised that he will be unavailable from November 1 through November 8. Director Hunchberger agreed to provide coverage during that period.

LEGAL MATTERS

2025 Annual Report: Attorney Hartung presented the 2025 Annual Report to the Board. It was noted that the report would be finalized following legal counsel's review and comments and that Public Alliance, LLC is responsible for filing the report. Following discussion, upon motion duly made by Director Birgit Baldwin, seconded by Director Harlan Baldwin, and upon vote unanimously carried, the Board accepted the 2025 Annual Report, subject to legal counsel's final review and comments.

2026 Legislative Session: Attorney Hartung provided an update regarding the 2026 legislative session. It was reported that a legislative memorandum is available on the WBA, PC website and that there have been no significant legislative developments affecting the District.

May 2027 Election: Attorney Hartung discussed the May 2027 regular special district election and noted that three Board seats will be up for election. It was reported that self-nomination forms will be distributed by the end of the year

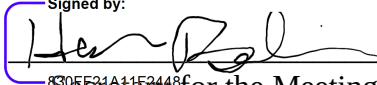
ADJOURNMENT

There being no further business to come before the Board at this time, upon

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motion duly made by Director Siml, seconded by Director Hunchberger, and upon vote unanimously carried, the Board adjourned the meeting at 10:18 a.m. The next regular meeting is scheduled for September 21, 2026 at 9:00 a.m.

Respectfully submitted,

By: 
 Signed by:
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 Secretary for the Meeting