

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: September 21, 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. 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 July 20, 2026 Regular Meeting (enclosure)
2. Ratify BrightView Landscape Services Work Order to Repair Two Mainlines (enclosure)
3. Ratify BrightView Landscape Services Work Order for August Deep Root Watering (enclosure)
4. Ratify BrightView Landscape Services Work Order for 2026-2027 snow moving services (enclosure)

5. Ratify Approval of Independent Contractor Agreement with Merrick & Co for Masonry Forensic Services (enclosure)
 6. Ratify Approval of Independent Contractor Agreement with Denver Winpump for Replacement of Pump (enclosure)
 7. Ratify Second Addendum to Independent Contractor Agreement with Masterful Masonry, Inc. for Fence Repair (enclosure)
 8. Ratify Seventh Addendum to Independent Contractor Agreement with Public Alliance for Repair of Mail Kiosks (enclosure)
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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 (to be distributed)

- B. Review and Consider Acceptance of Schedule of Cash Position (to be distributed)

- C. Review and Consider Acceptance of Unaudited Financial Statements (to be distributed)

- D. Discuss Budget Workshop and Increase of ARI Mill Levy in 2029 for Collection in 2030.

IV. OPERATIONS MATTERS

- A. Review Manager's Report (enclosure)

- B. Discuss addition of swing set to Lisbon tot-lot.

- C. Update on forensic wall analysis.

V. LANDSCAPING MATTERS

- A. Quality Site Assessment by BrightView (enclosure)

B. Landscaping Projects Updates (enclosure)

C. Discuss wildflower meadow.

D. Discuss upcoming system winterization.

E. Consider Approval of Independent Contractor Agreement with BrightView for 2027 Landscape and Irrigation and Snow Removal Services (enclosure)

F. Review Irrigation Report (enclosure)

G. Consider Approval of Independent Contractor Agreement with SavATree for Holiday Décor 2026-2028 (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. Consider Approval of Resolution Calling the May 2027 Director Election
(enclosure)
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- B. Consider Approval of 2027 Annual Administrative Resolution (enclosure)
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- C. Discuss Annual Meeting, Notice and Posting Requirements
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- IX. ADJOURNMENT – The annual meeting is scheduled for October 19, 2026 at 8:30 a.m.
followed by the regular meeting at 9:00 a.m.