

CONSERVATORY METROPOLITAN DISTRICT

7555 E. Hampden Ave., Suite 501

Denver, Colorado 80231

Website: www.yourecmd.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: October 19, 2026 (Monday)

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 September 21, 2026 Regular Meeting (enclosure)
 2. Ratify BrightView Landscape Services Proposal for Mainline Repair at South Conservatory Parkway and East Brunswick Place (enclosure)
 3. Ratify BrightView Landscape Services Addendum for Mainline Repair Behind 20459 East Bates Place (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 (enclosure)

- B. Ratify Acceptance of Schedule of Cash Position (enclosure)

- C. Ratify Acceptance of Unaudited Financial Statements (enclosure)

- D. Conduct Public Hearing on the Proposed 2027 Budget and Amended 2026 Budget (enclosure)

- E. Consider Adoption of Resolution to Amend the 2026 Budget, if necessary

- F. Consider Adoption of Resolution to Adopt the 2027 Budget, Appropriate Sums of Money, and Set Mill Levies (enclosure)

IV. OPERATIONS MATTERS

- A. Review Manager's Report (enclosure)

- B. Update on Forensic Wall Analysis

- C. Update on Pond 5 Edge Inspection by RTS Landscaping

- D. Discuss and Accept Revisions to Insurance Coverage

- E. Discuss and Consider Approval of MFish Graphics Invoice for 2027 Meeting Placards (enclosures)

V. LANDSCAPING MATTERS

A. Quality Site Assessment by BrightView (enclosure)

B. Landscaping Projects Updates (enclosure)

C. Review Proposals for Wildflower Meadow in Tract I and Tract III (enclosure)

D. Update on System Winterization

E. Review Irrigation Report (enclosure)

F. Review RTS Landscaping Proposal for Tree Removal (enclosure)

G. Review and Consider Approval of BrightView Landscape Services Proposal for Dead Ornamental Grass Removal and Poly Cover-Up (enclosure)

H. Review and Consider Approval of Schlosser Proposal for Solar Conversion (enclosure)

I. Review and Consider Approval of Rocky Mountain Tree Care, Inc. Proposal for Tree Removal (enclosure)

J. Discuss Installation of Signage at Tot-Lot

K. Update on Tree Inventory Software and GIS Data

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

C. Discuss Transitioning to In-Person Meetings

D. Discuss Use of Clubhouse

E. Discuss March 2027 Meeting Date

VIII. LEGAL MATTERS

A. Review and Consider Approval of Amended and Restated Public Records Request Policy (enclosure)

B. Review and Consider Approval of Disclosure Notice Pursuant to §32-1-809, C.R.S. (enclosure)

IX. ADJOURNMENT – There are no further regular meetings scheduled for 2026.