

# CONSERVATORY METROPOLITAN DISTRICT

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## NOTICE OF A REGULAR MEETING AND AGENDA

| <u>Board of Directors:</u> | <u>Office:</u>      | <u>Term/Expiration:</u> |
|----------------------------|---------------------|-------------------------|
| Laverne Palmer             | President           | 2020/May 2020           |
| Birgit Baldwin             | Treasurer           | 2018/May 2018           |
| Dan Staley                 | Assistant Secretary | 2020/May 2020           |
| Pedro L. Moczo, Jr.        | Assistant Secretary | 2018/May 2018           |
| Ronald Degenhart           | Assistant Secretary | 2018/May 2018           |
| AJ Beckman                 | Secretary           |                         |

DATE: September 19, 2016  
TIME: 9:00 A.M.  
PLACE: Conservatory Clubhouse  
2665 South Jebel Way  
Aurora, Colorado

### I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

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B. Recite Pledge of Allegiance.

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C. Approve Agenda.

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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.

- Approve Minutes of the July 18, 2016 Regular Meeting (enclosure)
- Acknowledge Homeowners' Association Meeting Reports/Updates
- Determine Director on Duty for the months of February 2017 and March 2017
- Ratify approval of BrightView Addendum No. 6 to the Independent Contractor Agreement (Landscape Maintenance Services 2016) dated October 19, 2015 (enclosure)

- Ratify approval of BrightView Addendum No. 8 to the Independent Contractor Agreement (Landscape Maintenance Services 2016) dated October 19, 2015 (enclosure)
  - Ratify approval of BrightView Addendum No. 9 to the Independent Contractor Agreement (Landscape Maintenance Services 2016) dated October 19, 2015 (enclosure)
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II. COMMUNITY COMMENTS

A. \_\_\_\_\_

III. FINANCIAL MATTERS

A. Review and consider approval of the payment of claims for Check Nos. \_\_\_\_ - \_\_\_\_ for the period ending August \_\_, 2016, in the amount of \$ \_\_\_\_\_ (to be distributed at meeting).

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B. Review and consider approval of the payment of claims for Check Nos. \_\_\_\_ - \_\_\_\_ for the period ending September 19, 2016, in the amount of \$ \_\_\_\_\_ (to be distributed at meeting).

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C. Review cash position schedule as of September 19, 2016 and current cash flow projection through \_\_\_\_\_ 2017 (to be distributed at meeting).

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D. Review and accept unaudited financial statements through the period ending August 31, 2016 (to be distributed at meeting).

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E. Discuss potential refinancing of District debt.

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IV. LANDSCAPING MATTERS (10:00 A.M.)

- A. Discuss Landscape Plan approval on Lennar Tract I without a vote from the Board.
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- B. Review Landscape Expenditure Budget Tracking Matrix (enclosure).
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- C. Review monthly report from Bright View for September 2016 (to be distributed).
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- D. Landscaping Committee update.
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1. Status of shrub removal and replacement project.
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2. Status of Pilot Project design by Ivy Street Design.
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3. Status of walk-through of landscaping improvements by Lennar in Tracts I, J and K.
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V. OPERATIONS AND MAINTENANCE MATTERS

- A. Review Manager's Report (enclosure).
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- B. Discuss auto accident that occurred on Sunday, August 6, 2016 and status of follow-up items.
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1. Ratify Independent Contractor Agreement with Standard Lumber & Hardware Co. for Fence Repair Services.
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2. Ratify First Addendum to Independent Contractor Agreement with Standard Lumber & Hardware Co. for Fence Repair Services in the amount of \$1,085.00 (proposal enclosed).
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3. Ratify First Addendum to Independent Contractor Agreement with Summit Services, Inc. Shrub Removal and Replacement Project in the amount of \$920.00 (proposal enclosed).
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4. Approve Second Addendum to Independent Contractor Agreement with Summit Services, Inc. Shrub Removal and Replacement Project in the amount of \$2,527.00 (proposal enclosed).
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- C. Discuss water main break that occurred on August 13, 2016.
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1. Ratify approval of BrightView Addendum No. 7 to the Independent Contractor Agreement (Landscape Maintenance Services 2016) dated October 19, 2015 (enclosure)
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- D. Update on status of detention ponds.
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- E. Review Bid Tabulation for Landscaping and Snow Removal Services and consider engaging contractor for 2016/2017 Snow Removal Services and 2017 Landscape Maintenance Services (to be distributed).
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- F. Discuss adding signage to mail kiosks requesting materials not be stapled to bulletin boards.
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## VI. LEGAL MATTERS

- A. Approve License Agreement with Xcel Energy for detention pond maintenance activities on property owned by Xcel Energy.
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- B. Discuss installation of Wildlife Barrier in Track K.
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- C. Discuss Public Arts Obligation and status of funding by Lennar for Same.
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VII. BOARD MEMBER INPUT

- A. Discuss Board member conduct.
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VIII. EXECUTIVE SESSION MATTERS - §§24-6-402(4)(b) and (e), C.R.S.

- A. Discuss request for Payment Plan and Status Update for Collection Account at 2829 S. Killarney.
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IX. OTHER BUSINESS

- A. Community Outreach:
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1. Discuss items for Community Update.
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- B. \_\_\_\_\_
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- X. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR OCTOBER 17, 2016 – BUDGET WORKSHOP.**