

Conservatory Metropolitan District
Community Update
October 2019

As part of its ongoing effort to keep residents apprised of current matters before the Board of Directors of the Conservatory Metropolitan District (the "District"), the Board intends to provide periodic updates to the community. The information contained herein is only a brief summary, and residents are encouraged to attend Board meetings to learn about matters firsthand. With the exception of January, which is the fourth Monday, and special meetings, the Board meets regularly at 9:00 a.m. on the third Monday of March, May, June, July, August, September and October. Minutes of recent meetings are posted to the District's website. For additional information please contact the District Manager at (303) 987-0835 or visit our website at www.yourcmd.org.

Board Meetings: Upon reviewing the requirements and the costs imposed on the Conservatory Metropolitan District by the Conservatory Homeowners Association in order to hold the District Board meetings at the Conservatory Clubhouse, the Board determined that it would be more fiscally responsible to continue holding all District Board Meetings in 2020 at the Saddle Rock South Clubhouse, 6800 S. Liverpool Street, Suite A, Aurora, Colorado. The cost to residents of the District had the District met at the Conservatory Clubhouse would have been nearly \$2,100 versus \$800 for the Saddle Rock South Clubhouse. The District will be holding the next Regular Meeting on January 27, 2020. The Board invites and encourages all residents/owners to attend.

Monument Repair/Renovation: The Board of Directors is excited to announce that the repair and renovation work on the Monument at Conservatory Parkway and South Nepal Way has been completed.

Mail Kiosks: To preserve the integrity of the concrete for as long as possible, residents and snow removal contractors are requested to not put any salts, deicers, sand or any other materials on the sidewalks near the mail kiosks. All of these chemicals are highly caustic and damaging to concrete, and may cause premature aging and failure of the kiosk bases. The District contracts with a snow removal service to keep these areas clear of snow and ice, and we want to let them do their job.

Maintenance Reserve Study: Association Reserves has completed its Reserve Study update to include new assets acquired by the District. The Updated Reserve Study is posted on the District's website. (www.yourcmd.org). It was noted that the Board of Directors has done an excellent job in minimizing the risks of a special assessment from an unfunded liability, with the study indicating that there is less than a 1% chance that a special assessment would be necessary in the next thirty (30) years.

2020 Budget Hearing: The District adopted the 2020 budget at a Public Hearing during the October 21, 2019 Regular Board Meeting. The final 2020 Budget will be posted on the District website (www.yourcmd.org) once the Arapahoe County Final Assessed Valuation is received and updated in the 2020 Budget. There will be no increase in the District's mill levy for the 2020 budget year.

Holiday Lighting: Installation of the District's festive holiday lighting has begun and lights will be turned on after Thanksgiving Day.

Thank You, Neighbors: This will be the final Community Update of 2019. The Conservatory Metropolitan District Board of Directors wants each resident of the District to know that it has been a privilege and a pleasure to advocate for the needs of our wonderful community during this past year. Thank you for your continued support and involvement.

Reminder to Conservatory Residents: Please send your email addresses to the District Manager at dsolin@sdmsi.com if you are not receiving updates.