

Conservatory Metropolitan District
Community Update
April 2016

As part of its ongoing effort to keep residents apprised of current matters before the Board of Directors of the Conservatory Metropolitan 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 and special meetings, the Board meets regularly at 9:00 a.m. on the third Monday of every other month (odd numbered months) at the Conservatory Clubhouse, 2665 S. Jebel Way. 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.

Financial Audit: Each year the District engages an independent Auditor to review the prior year's financial statements and activity to assure compliance with all applicable laws and regulations. The Audited 2015 financial statements were issued by Schilling & Company, Inc., and were reviewed and accepted by the Board of Directors on March 21, 2016. The Audit revealed that all of the District's financial activity was in accordance with all applicable laws and regulations and the Auditor issued a clean, unqualified opinion, which is the highest opinion.

Common Metal Fence Replacement for 2016: The District is in the process of replacing common metal fencing throughout the community. The overall project is expected to be completed in four phases with the fourth phase taking place in 2017. This year the third phase of the project is underway and completion is expected by April 30th. This phase includes approximately 3,211 linear feet of fencing along Conservatory Parkway in tracts C, D, L, JJ, and a portion of fencing in Tract EEE (315 linear feet). Thank you to all affected homeowners. We sincerely appreciate your cooperation through this process. The map showing the District's Tracts can be viewed on the District's website at: www.yourcmd.org by clicking the link: "District Maintenance Responsibility Map".

Tree Replacement Program: The ongoing tree replacement project is continuing in 2016. Each year the District replaces as many dead or dying trees as possible within budget constraints. Earlier this year the District's Landscaping Committee secured bids for the purchase and installation of 42 trees this spring. The trees are scheduled to be installed along Conservatory Parkway and work is expected to be complete by June 1, 2016.

Mailbox Kiosks: Last year the District performed inspections on the mailbox kiosks throughout the community and noted that although there are varying degrees of maintenance needed, the majority were due for repairs and painting. Ten kiosks that were in the greatest need of repairs and paint received maintenance earlier this year. The remaining 12 will be addressed in 2017. If you have specific concerns about the condition of any of the kiosks please report this information to the District Manager at the above-referenced phone number.

Flower Planting: The flower beds at the entrances on Conservatory Parkway and South Jericho Way will be planted later this Spring. The District's Landscaping Committee worked with the District's Landscaping Contractor, Valley Crest Landscaping Maintenance Inc., to review planting designs and plant selections.

Monuments and Stone Walls: The District has researched pricing and is in the process of engaging a contractor to paint the wooden and metal portions of the monuments. This work will likely commence in the next 30 to 60 days. The Masonry repairs on the monuments, walls and stone piers will be an ongoing maintenance item. The District's Board has determined to initiate repairs upon completion of the metal fence replacement project in order to maximize the scale of the project and minimize conflicts with the Common Metal Fence Replacement Project.