

**Conservatory Metropolitan District**  
**Community Update**  
**February 1, 2012**

---

*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 here is only a brief summary, and residents are encouraged to attend Board meetings to learn about matters firsthand. The Board meets regularly at 9:00 a.m. on the third Monday of each month 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](http://www.yourcmd.org).*

**Welcome Rick Speaect:** We would like to welcome Rick Speaect to the Board of Directors. Rick has a long history of involvement with the Conservatory Homeowners' Association. The District's Board is confident that he will be a great addition to this dedicated group of volunteers serving the community. Rick will fill the seat vacated by Don Samsel.

**2012 Maintenance Projects:** The District is preparing to initiate large scale maintenance projects this spring including repairs to the monuments, walls and wrought iron fences. The District secured funds for the repairs from a settlement with the Developer which was reached last fall. The Board has appointed a committee to determine how best to maximize the repairs with the available funds.

**Board Committee Structure:** At its January meeting the Board discussed several fundamental changes to the way in which it operates including the establishment of committees having distinct areas of focus. A landscaping committee will be comprised of two Directors and potentially one other resident. This committee will work closely with the District's landscaping contractor, Summit Services, to review proposals, authorize and inspect projects, and make recommendations to the Board of Directors. A repairs committee, focusing specifically on the monuments, walls and fences, will be comprised of two Directors, and will be charged with development of a Scope of Work, contractor selection, and oversight for the maintenance projects expected to get underway this spring. The District Manager will work closely with both committees.

**Director Election, May 2012:** This is an election year for the District. The terms for three Board positions, currently held by Directors Speaect, Staley, and Palmer will expire on May 8, 2012. There are no term limits for the District's Board so consecutive terms may be served. Interested candidates can enter into the election by completing a Self Nomination Form. The forms will be available February 9, 2012 by request to AJ Beckman, the District Manager / Designated Election Official, at (303) 987-0835. Completed forms must be received by the Designated Election Official by March 2, 2012. Interested candidates must be registered to vote in the State of Colorado and must: 1) own property within the District; 2) be the spouse of a property owner; or 3) have resided in the District for at least 30 days. For additional information please contact the Designated Election Official.

**Cost Control Measures:** At its January meeting the Board of Directors discussed several cost control measures. In order to reduce staff time the Board will meet less often, reducing its meeting schedule to every *other* month (odd numbered months) to the extent possible. Meetings will be held on the third Monday at 9:00 a.m. at the Clubhouse. The Board also discussed putting consulting services out to bid this year in order to ensure competitive pricing. The Board will continue to make improvements to the irrigation system as water bills are the single largest budgetary line item.