

**CONSERVATORY METROPOLITAN DISTRICT  
FREQUENTLY ASKED QUESTIONS  
2020**

**WHAT IS THE CONSERVATORY METROPOLITAN DISTRICT?**

The Conservatory Metropolitan District (the “District”) is a special district organized in accordance with Title 32 of the Colorado Revised Statutes. It is a public entity which is authorized to own, operate and maintain public improvements and impose taxes and/or fees to pay for such services and improvements. The area within the District encompasses The Conservatory at the Plains community (approximately 490 acres of land).

**WHAT IS THE PURPOSE OF THE DISTRICT?**

The District was organized to fund public infrastructure necessary for The Conservatory at the Plains development. Authorized types of improvements include: streets, walkways, streetscape, landscape, snowmelt systems, drainage, water, sanitation and open space and/or park improvements, such as paths, signage, and monumentation. Most of the public improvements funded by the District were dedicated to the City of Aurora for ownership, operation and maintenance. These include the streets, water, sanitation, storm drainage and large City parks. A limited number of improvements are owned, operated and maintained by the District, such as the landscaping tracts along Conservatory Parkway, South Jericho Way and Hampden Avenue, which include improvements such as certain walls, fences, monuments and public art improvements. The District also owns and operates certain storm drainage facilities, a tot lot, mailbox kiosks and pet waste disposal stations. The tracts owned, operated and maintained by the District and many of the associated improvements are depicted on the Landscape Maintenance map available for download on the District’s website.

**WHAT IS THE SOURCE OF FUNDING FOR DISTRICT DEBT AND OPERATIONS?**

The District is funded from a property tax mill levy, which is divided between debt service and operations. The District is also empowered to impose and collect fees, rates, tolls, penalties and charges in addition to the mill levy. At the present time the District does not impose any fees.

Pursuant to the adopted Budget (a copy of which is available from the District’s Manager at the address below or on the District’s website; [www.yourcmd.org](http://www.yourcmd.org)), the total mill levy for the District is the sum of the operating and debt mill levy. See the current year’s budget for the actual mill levy break down. The specific mill levies will vary from year to year based upon the actual taxable values of the properties within the District and the debt service and operational needs of the District.

## **GOVERNANCE AND MEETINGS**

The District is governed by a five-member Board of Directors. In order to serve on the Board of Directors for the District, an individual must be registered to vote in the State of Colorado and must either: 1) be either an owner, or the spouse or civil union partner of an owner, (as an individual) of taxable real or personal property interests within the legal boundaries of the District; or 2) be a permanent resident within the District.

The District's meeting schedule is posted on the website. The Board conducts regular meetings on the third Monday of each month (with the exception of January, February which occur on the fourth Monday) at 9:00 a.m. Meetings occurring on even numbered months are cancelled whenever possible in order to minimize costs. The Board has made arrangements to hold all District Board Meetings at the Saddle Rock South Clubhouse, 6800 S. Liverpool Street, Suite A, Aurora, Colorado. Special Meetings may also be held as necessary. Notices of regular and special meetings are posted on the District's website and at Mailbox Kiosk #2 on South Jebel Way. However, due to unforeseen circumstances, meetings are subject to cancellation and, to avoid inconvenience, any interested parties are encouraged to verify the status of an upcoming meeting with the District's Manager, whose contact information is listed below.

## **HOW DOES THE DISTRICT RELATE TO THE HOMEOWNERS' ASSOCIATION?**

The District is a separate legal entity, has a separate Board of Directors, and does not have any formal relationship to or with the Conservatory Homeowners' Association (the "Association"). The Association was formed pursuant to a Declaration of Covenants and Restrictions for the Conservatory at the Plains community (the "Declaration") for purposes of care and maintenance of any common elements created pursuant to the Declaration (such as the clubhouse and pool), and collection of assessments and enforcement of covenants and restrictions imposed by the Declaration. Any assessments due from owners to the Association are separate from and in addition to taxes and fees payable to the District.

## **NEED MORE INFORMATION?**

The principal office of the District is the District's Manager, AJ Beckman, at Public Alliance LLC 355 S. Teller St., Suite 200, Lakewood Colorado 80226; (303) 231-1056; [aj@publicalliancellc.com](mailto:aj@publicalliancellc.com).