

MINUTES OF THE SPECIAL MEETING OF THE  
BOARD OF DIRECTORS OF

INSPIRATION METROPOLITAN DISTRICT

Held: Thursday, November 5, 2020, at 5:00 p.m. via video  
conference

Due to the Executive Orders issued by Governor  
Polis to minimize the spread and impact of COVID-  
19, and the associated Public Health Orders  
implementing the Executive Orders, issued by the  
Colorado Department of Heather and Environment,  
the special meeting was held via teleconference.

**Attendance**

The special meeting of the Board of Directors of the Inspiration  
Metropolitan District, was called and held as shown above and in  
accordance with the applicable statutes of the State of Colorado.  
The following directors, having confirmed their qualification to  
serve on the Board, were in attendance:

Aaron Curtiss  
Dennis Colwell  
Holly Svetz

Director Sandi Thomas and Director Lindsey Linkow were  
absent. All absences are deemed excused unless otherwise noted  
in these minutes.

Also present were:

Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron,  
Attorneys at Law, District General Counsel and homeowners.

**Call to Order**

It was noted that a quorum of the Board was present and the  
meeting was called to order at 5:00 p.m.

**Conflict of Interest  
Disclosures**

Ms. Murphy advised the Board that pursuant to Colorado law,  
certain disclosures might be required prior to taking official  
action at the meeting. Ms. Murphy reported that disclosures for  
those directors that provided White Bear Ankele Tanaka &  
Waldron with notice of potential or existing conflicts of interest  
were filed with the Secretary of State's Office and the Board at  
least 72 hours prior to the meeting, in accordance with Colorado  
law, and those disclosures were acknowledged by the Board. Ms.  
Murphy inquired into whether members of the Board had any  
additional disclosures of potential or existing conflicts of interest  
with regard to any matters scheduled for discussion at the  
meeting. No additional disclosures were noted. The participation

of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

**Approval of Agenda**

Ms. Murphy presented the agenda to the Board for consideration. Following discussion, and upon a motion duly made by Director Svetz and seconded by Director Curtiss, the Board unanimously approved the agenda as amended.

**Director Update**

Director Curtiss provided an update regarding the termination of DMB contract and next steps for 2021 contract renewals.

**Public Comment**

Mr. Ralph Charlip, asked about management companies and a transition plan. Director Curtiss responded that the Board is working towards hiring a management company for 2021 and development a transition plan.

Ms. Vail Hanlon, asked about the new District website. Director Curtiss noted this will be discussed on the next agenda for discussion.

Ms. Judy Coiper, asked about social events. Director Curtiss noted that this will be part of the new management contract.

Mr. Dave Svetz, asked questions regarding the Hilltop community. His questions were directed to the Hilltop Board.

**Legal Matters**

**Discuss and Consider  
Approval of Independent  
Contractor Agreement  
with CliftonLarsonAllen,  
LLP for Billing Services**

Director Colwell presented the Independent Contractor Agreement with CliftonLarsonAllen, LLP and engagement letter for Billing Services and stated that CliftonLarsonAllen, LLP will provide operations billing services to the District. Director Curtiss commented that everything is trying to be budget neutral as compared to 2020 services. Director Svetz and Director Curtiss thanked Director Colwell and the Finance Committee members for all their work on fixed fee arrangement. Following discussion and upon motion duly made by Director Svetz, seconded by Director Curtiss and unanimously carried, the Board approved the engagement letter only. The Board determined not to approve the Independent Contractor Agreement and asked that White Bear Ankele Tanaka & Waldron to provide a credit on the District bill for the cost to draft the Independent Contractor Agreements.

**Discuss and Consider  
Approval of Independent  
Contractor Agreement  
with CliftonLarsonAllen,  
LLP for Accounting**

Director Colwell presented the Independent Contractor Agreement with CliftonLarsonAllen, LLP and engagement letter for Accounting Services with a flat fee instead of hourly fee. Following discussion and upon motion duly made by Director Svetz, seconded by Director Curtiss and unanimously carried, the

**Services**

Board approved the engagement letter only. The Board determined not to approve the Independent Contractor Agreement and asked that White Bear Ankele Tanaka & Waldron provide a credit on the District bill for the cost to draft the Independent Contractor Agreements.

**Discuss and Consider Approval of Independent Contractor Agreement with AMI for Covenant Enforcement and Architectural Review**

Director Svetz presented the Independent Contractor Agreement with AMI for Covenant Enforcement and Architectural Review for \$3,200/month and stated the Residential Improvement Committee will continue to be involved in the process. Following discussion and upon motion duly made by Director Svetz, seconded by Director Curtiss and unanimously carried, the Board approved the agreement.

**Discuss and Consider Approval for First Bank Account and Approved Signors**

Director Colwell presented the Board with the approval for the First Bank Account to be opened and authorized all Board members to be signors and required 2 Board members to approve invoices over \$25,000 through Bill.com. Following discussion and upon motion duly made by Director Curtiss, seconded by Director Svetz and unanimously carried, the Board approved First Bank Account and approved Sandi Thomas, Dennis Colwell, Aaron Curtiss, Holly Svetz, Lindsey Linkow as authorized approvers.

**Other Business**

The Board engaged in discussion about renting space in the clubhouse for the District manager. No action taken.

**Adjournment**

There being no further business to come before the Board, and following discussion and upon motion duly made by Director Curtiss, seconded by Director Svetz and unanimously carried, the Board determined to adjourn the meeting at 5:50 p.m.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

DocuSigned by:

*Holly Emrick Svetz*

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Secretary for the Meeting