

MINUTES OF THE MEETING OF THE RESIDENTIAL
IMPROVEMENT GUIDELINES COMMITTEE OF
INSPIRATION METROPOLITAN DISTRICT

Held: Wednesday, January 20, 2021 at 5:30 p.m. via
videoconference during the COVID State of
Emergency

Attendance

The regular meeting of the Residential Improvement Guidelines Committee was called and held as shown above and in accordance with the applicable statutes of the State of Colorado. The following members, having been approved by the Board of Directors to serve on the Committee, were in attendance:

Joyce Adams
Chris Bolz
Josie Christensen
Vail Hanlon (Chair)
Ling Ly
Allen Schubert
Cheryl Short
Brenda Skoglund
Holly Svetz (Board Liaison & Secretary)
Courtney Thomas

Absent was David Krantz.

Also present were Sharon Sulzle of AMI; AJ Beckman, Kate Innes, and Sarah Warner of Public Alliance; and residents Marc Sandoval, Joe Sandoval, and Jennifer Arvizu.

Call to Order

It was noted by Chair Vail Hanlon that a quorum of the Committee was present, and the meeting was called to order.

December Minutes

The December minutes were reviewed and approved unanimously.

Roofing

Mr. Marc Sandoval presented options, from his experience as many years as co-owner of a roofing company, of impact-resistant shingles that would improve the quality of roofing while still maintaining a relatively uniform appearance throughout Inspiration. In general, the Committee agreed that impact resistant roofing materials should be approved upon review but

that concrete tile, stone coated steel, and rubber shingles should not be approved as their appearance is inconsistent with the current designs. In addition, the Committee considered encouraging use of the same manufacturer of shingles as different manufacturers have colors that sound the same but differ in appearance.

PUBLIC COMMENT

Side Patio

Mr. Joe Sandoval inquired as to the status of his concrete side yard patio. The Committee was dismayed that its approval when he attended the Committee meeting had not been conveyed formally to him by the prior management company and directed AMI to immediately approve the patio. Mr. Sandoval stated that he would be submitted a lighting plan for approval at a later date.

Shed for Pool Equipment

Ms. Arvizu requested the Committee's review of a violation letter she received for the enclosure she has placed in the side yard against the house to cover the pump and other pool machinery. The Committee had approved a design request showing an enclosure, but the current enclosure is a resin 7' x 7' structure that resembles a playhouse. Since resin is only permitted for storage containers located in the back yard against the house and because the Committee had understood that the enclosure would be painted wood, similar to a neighbor's, the Committee declined the request for reconsideration.

Compliance Report

Ms. Sulzle presented the report of the number and status of design requests and covenant compliance matters. The Committee had no comments.

New Management Company

Mr. Beckman, Ms. Innes, and Ms. Warner of the new management company, Public Alliance introduced themselves. There was discussion about how Public Alliance and AMI would interface regarding questions from residents and matters involving the District fence.

Tree Education Session

Ms. Skoglund discussed a possible speaker from Pine Lane Nursery for the March meeting, who would assist the Committee in understanding the types of trees that are appropriate for various size lots as they grow to maturity. The Committee agreed it is an excellent idea.

Plot Plan Requirements

Ms. Skoglund reiterated her request that the next revision of the Guidelines contain a requirement to show improvements overlaid on a plot plan for each appropriate section and not just in the introductory discussion.

Outstanding Matters

Since AMI and the Committee have resolved several design requests that had languished without response from the prior management company, the Committee asked AMI to search for any other unanswered requests and to put in the next eblast a request for residents to notify AMI if they have been waiting for a response since before AMI took over.

Builder Interface

Ms. Sulzle informed the Committee that she had been in contact with all Inspiration builders to provide the most recent copy of the Guidelines and an overview of the design review process. The Committee complimented the initiative.

Night Drive-Around

Ms. Hanlon and Ms. Christensen volunteered to do a drive-around once a month after dark to review violations of the exterior lighting Guidelines. The Committee then engaged in a discussion regarding the exterior lighting Guidelines and agreed to look at photos of apparent violations to determine whether the Guidelines should be further revised.

Education

Ms. Hanlon and Ms. Sulzle discussed further efforts to educate residents regarding the Guidelines via the builders, eblasts, and welcome letters that discuss the design review process.

District Fence Attachments

Ms. Svetz asked Ms. Warner her view on potential maintenance issues with attachments to the District fence. Ms. Warner stated that when the crews stain or perform other maintenance on the fence, they will remove anything attached to the District fence, such as nails, hooks, or light fixtures. In addition, when staining using a spray nozzle, any personal property on or against the District fence risks being damaged. Because of the possible damage to personal property and the increased time and cost to maintain the fence, the Committee agreed that only temporary attachments to the District fence for holiday lights should be permitted, along with the dog fence wire along or just under the ground. An attachment for holiday lights that may be

acceptable is the over-the-door hanger for wreaths if it is not so tight that it removes the stain on the fence. Ms. Svetz stated that she would consult with the Common Area Committee regarding this potential guidance.

Social Media

Ms. Hanlon asked if the Committee should discuss Committee matters on social media. It was agreed no Committee member should do so. Ms. Svetz as a Board member will provide factual responses regarding Committee matters.

Gates in Fences

Ms. Sulzle asked the Committee if a Guideline specifying how gates in fences should be designed should be drafted. The Committee suggested Ms. Sulzle discuss the designs two of the largest fence installers in the neighborhood use for later discussion.

Decorative Boulders

The Committee unanimously agreed to move the requirement boulders may not exceed 24" from the general section under xeriscape to only the section on tree lawns.

Committee Officers

Ms. Svetz presented the names of those nominated for roles as officers on the Committee. After brief discussion, the Committee agreed that the Chair should remain Ms. Vail Hanlon, Mr. Allen Shubert should be the Vice Chair, and Ms. Josie Christensen should be the Secretary.

Adjournment

There being no further business before the Committee, the Committee determined to adjourn the meeting.

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

Secretary