

MINUTES OF THE ORIENTATION MEETING OF THE
RESIDENTIAL IMPROVEMENT GUIDELINES COMMITTEE
OF

INSPIRATION METROPOLITAN DISTRICT

Held: Thursday, May 15, 2019, at 5:30 p.m. at Tallyn's
Reach Library, Aurora, CO

Attendance

The special 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:

Chris Bolz
Jerry Cropsey (Chair)
Scott Edwards
Vail Hanlon
Ling Ly
Bradley Nerger (Vice Chair)
Brenda Skoglund
Jerry Stoffel
Holly Svetz (Board Liaison)

Mary Noonan was absent.

Also present was Kaylin Hicks, CCMC District Manager.

Call to Order

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

**Status of Architectural Review Requests
and Violations**

Ms. Hicks presented the Committee with the number and status of Architectural Review Requests and Violations.

Smartwebs Presentation

Ms. Hicks presented the Smartwebs tool she uses to track Architectural Review Requests and Violations.

Aurora Parking Restrictions

Mr. Nerger presented information he gathered from Park Aurora regarding City of Aurora parking restrictions and enforcement.

Natural Coated Fences

Mr. Cropsey and Mr. Nerger presented their findings regarding areas of Inspiration that have dark stained fences and natural coatings on fences.

Artificial Turf

Ms. Hicks presented a flyer containing guidelines for use of artificial turf in back yards.

Pets

Ms. Svetz presented information she gathered from Aurora Animal Services regarding City of Aurora restrictions on pets and enforcement.

Xeriscaping presentations

Ms. Hicks presented information regarding sponsored xeriscaping gardens that will be available in June to assist the District and homeowners in determining how to prescribe permissible xeriscaping.

Guidelines Revisions

The Committee members discussed specific items that the Committee recommends be revised in the Guidelines. Those items are:

2.17 Dog Houses

Change numbering of reference to Fences at the end of the section to Section 2.22 or whatever the number of the current section describing fencing may be after revisions.

2.18 Dog Runs

Insert language saying dog runs should be stained in the same manner as described in **Fences, Section 2.22.**

2.22 Fences

Delete bolded language and state that either 2-rail or 3-rail fencing as described in Attachment A, Fence Detail is permitted for homeowner perimeter fencing.

Insert requirement that either:

(1) Diamond Vogel Paint #76415-270, which can be obtained at Diamond Vogel, 303-798-7453, 250 E Dry Creek Rd #110, Littleton, CO 80122 or

(2) Sherwin Williams Inspiration Custom Manual Match Exterior Stains

Woodscapes Latex

Flat FM 8000DE

CCE*Colorant	02	32	64	128
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W1-White	-	17	-	-
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B1-Black	8	50	1	-
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R2-Maroon	-	26	1	-
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Y3-Deep Gold	-	33	1	-
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which can be obtained from local Sherwin Williams paint stores,

is required for all homeowner perimeter fencing except those with pre-existing natural coatings

to be natural stained rough cedar,

with the intent that homeowner perimeter fences should match those adjacent.

2.23 Fire Pits

Insert statement that fire pits or fire tables using propane tanks do not require approval.

2.24 Flagpoles

Insert statement that guidance on how to fly the American flag can be found at <https://www.usa.gov/flag#item-213209>

2.25 Gardens

Insert statement that approval is not required for planting annual or perennial flowers in pots or existing planting beds. Addition of other perennials, such as shrubs, grasses, and trees require approval.

2.28 Hot Tubs, Spas and Jacuzzis

Revise last sentence to state that privacy barriers using plant material or screens is required around the hot tub.

2.31 Landscaping

Under FRONT YARD, Plant Materials, immediately after Quantity, Shrubs per lot size, insert the words “minimum number”

Insert bullet under REAR YARDS stating that artificial turf in backyards is permitted except on corner lots exposed to public view. Contact the management company for a list of pre-approved artificial turf products. Artificial turf must be maintained and repaired so it has near new appearance. Insert Artificial Turf Guidelines information from prepared flyer.

2.33 Lights and Lighting Replace with Amendment

Insert statement that pathway lighting is permitted if it is low voltage (5W), downward pointing, and the materials are metal with black or metallic colors.

Insert statement and architectural and landscape uplighting is permitted only with prior approval. Uplighting shall not shine into a neighbor’s property.

- 2.34 Painting** Insert second sentence stating that changes in exterior paint color must use the color palette for the builder of the home, which can be found on the Inspiration website or from the management company.
- 2.35 Patios – Open** Insert second sentence stating that the patio may not extend to the back into the 8-foot utility easement or to the side beyond the plane of the side walls of the home. Any hardscape must not disrupt the drainage of the Lot or adjacent Lots.
- 2.41 Roofing Materials** Insert third sentence stating that change in roof color must use the color palette for the builder of the home, which can be found in the Inspiration website or from the management company.
- 2.47 Signs** Replace with amendment.
- 2.49 Solar Energy Devices**
Replace 2.50 with 2.40.
- 2.52 Trash Containers, Enclosures and Pickup**
Insert photos of sample trash enclosures that have been approved and disapproved.
- Revise size of trash enclosures to be the dimensions of the combined trash and recycling bins provided by the District’s vendors.
- Revise subsection (iii) to state that if the Lot has a fence enclosing the side and backyard, the trash enclosure should be constructed at the intersection of the home and fence of materials that match either the home exterior or fence, to include stains. **See Fences, Section 2.22.**

III. PROCEDURES FOR COMMITTEE APPROVAL.

Recommend covenant counsel review and rewrite to be current and clear the ARC and the Residential Improvement Guidelines Committee are separate entities.

- New Section Parking** Insert statement that as a courtesy, residents and guests should not park in front of a neighbor’s home except on a temporary basis and are encouraged to only park in garages and driveways.

Parking of commercial vehicles in Inspiration except on a temporary basis to provide services is generally not permitted. If commercial signs can be covered with magnetic panels or vehicle covers, commercial vehicles may be permitted.

No vehicle over 7000 pounds may be parked on any city street, including Inspiration.

Recreational vehicles and trailers may remain parked for 48 hours for loading, unloading and preparing for storage.

Parking enforcement is not performed by the District as our streets are under the jurisdiction of the City of Aurora. Park Aurora should be contacted for vehicles that violate parking ordinances that apply to city streets at https://www.auroragov.org/residents/park_aurora.

New Section Pets

Insert statement that the City of Aurora Animal Services enforces the City's ordinances regarding pets which can be found at https://library.municode.com/co/aurora/codes/code_of_ordinances?nodeId=PTIICOOR_CH14AN_ARTIIDOCA

Note that the City of Aurora ordinances do not prohibit dogs from relieving themselves on any unfenced property – whether owned by the City, District or privately – so long as the pet owner is in compliance with other applicable ordinances. As practical advice, we suggest not letting dogs return to the same place repeatedly, instead force them to urinate in different locations.

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.