

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

Held: Wednesday, July 15, 2020, 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
Aubrey Gordon
Vail Hanlon (Chair)
Ling Ly
Brenda Skoglund
Jerry Stoffel
Holly Svetz (Board Liaison & Secretary)

Absent was: Brad Nerger (Vice-Chair)

Also present were residents: Tom and Kathie Olmsted, Bob Tomlinson, and Sandy Tomlinson.

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.

Board Meeting Report

Ms. Svetz informed the Committee that the Board approved the most recent revisions of the Residential Improvement Guidelines recommended by the Committee.

Violations Status

Ms. Hanlon presented Ms. Johnson's compliance status:

20 had been issued advisory notices, mostly for landscaping

Stage 2 continuing violations were issued for a parked camper, trash bins, and political signs

74 design review requests were submitted

Public Comment

Mr. Tomlinson requested a discussion of a letter declining his paths and swing “platform” in his side yard. The Committee requests that the matter be placed back in the Review tab and the Committee reconsider these two items.

Committee Charter

Ms. Hanlon discussed the Committee charter that was approved by the Board in January 2020.

Eblast

Ms. Hanlon directed the Committee’s attention to the blurb and flyer regarding Architectural Design Review in the weekly eblast.

Builder Awareness

Ms. Hanlon discussed her meeting with the Toll Brothers sales office regarding the Residential Improvement Guidelines and plans to also meet with the Lennar sales office.

SmartWebs Voting

Ms. Hanlon discussed the additional votes recently added to SmartWebs. The Committee agreed that they are not useful and simply create confusion. Ms. Hanlon will meet with Ms. Johnson to see if SmartWebs can eliminate the resubmitted, grandfathered with info, approved with info, and withdrawn categories of voting. The Committee agreed that the approved with conditions vote was useful and desire Ms. Johnson to assess these votes with more scrutiny.

Trash Enclosure Color

The Committee discussed the color of trash enclosures when there is not an adjacent fence. The Committee agreed in such circumstances, the trash enclosure should be painted the exterior color of the house, not the fence stain.

Dead Trees

Ms. Hanlon went on a drive-around with Ms. Johnson and identified dead trees, resulting in 168 advisory letters. The letter includes the recommended tree list. The Committee decided to permit replacement with less expensive, small caliper trees. Instead of 2-1/2” for shade trees, 1-1/2” will be allowed and instead of 2” for ornamental trees, 1” will be allowed. This change will be included in the next revision of the Guidelines.

Tree Replacement

Ms. Hanlon pointed out that the Committee had been advising residents they need not submit a design review request for replacement of the same tree in the same location, while the Guidelines do not expressly state

this. This change will be included in the next revision of the Guidelines.

Individual Requests

Ms. Skoglund went through a list of pending design requests she wanted the Committee to discuss.

Fence Stain

Ms. Hanlon asked the Committee to revisit its decision to permit clear coat fences to remain and those adjacent to decide whether to use clear coat or the dark stain. The Committee agreed that a more uniform look would be desirable and discussed incentives for residents with clear coat to change to dark stain. Ms. Svetz agreed to discuss use of District fence stain or District fence paint vendors as part of this incentive with Mr. Curtiss.

Green Light Project

Ms. Hanlon presented the Green Light project of the Hilltop Veterans Club. The Club wants to encourage the use of green lights on outdoor fixtures all year rather than just at Veterans and Memorial Day holidays. The Committee decided this project was fine and to take no action.

Door Hangers

The Committee discussed DMB's suggestion to put door hangers at new resident's homes providing information about the Architectural Review process and the Design Guidelines. The Committee suggested that the Social Committee and Ms. Jakupovic see if a Welcome Committee for the larger Inspiration community may be formed and include placing of the door hangers.

Contact Info

Ms. Svetz pointed out that there are many times Ms. Johnson sends letters to residents and finds improper email addresses. She suggested that DMB send letters to all residents requiring them to update their contact info, which is required for a variety of reasons, including legal notices.

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