

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

INSPIRATION METROPOLITAN DISTRICT

Held: Wednesday, July 17, 2019, at 5:30 p.m. at Toll  
Brothers Sales Office, 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  
Scott Edwards  
Vail Hanlon  
Ling Ly  
Bradley Nerger (Vice Chair)  
Mary Noonan  
Brenda Skoglund  
Holly Svetz (Board Liaison)

Jerry Cropsey and Jerry Stoffel were absent.

Also present was Kaylin Hicks, CCMC District Manager. Members of the public shown on the attached Attendance Sheet also were present.

**Call to Order**

It was noted by Board Liaison Svetz that a quorum of the Committee was present, and the meeting was called to order.

**Public Comment**

Several members of the public provided comments, but none required any action by the Committee.

**New Section Front Steps Railings**

The Committee determined a new guideline for front steps railings should be added to the Residential Improvement Guidelines which would require that they either be black metal or metal or wood to match existing front porch railings. Railings must comply with the Single Family Residential Uncovered Decks and Porches Building Guide published by the Colorado

Chapter of the International Code Council and adopted by the City of Aurora Building Division, Public Works Department.

**New Section Side Yard Sidewalks**

The Committee determined that a new guideline for side yard sidewalks should be added to the Residential Improvement Guidelines which would require that they be no wider than 36" and should connect to the driveway at a 90 degree angle. They may be constructed of concrete, crushed gravel or breeze, stone pavers, or flagstones.

**New Section Xeriscaping Requirements**

The Committee had a lengthy discussion to establish xeriscaping requirements for Inspiration. The City of Aurora has already established many requirements and a significant amount of information has been published. A draft Guideline was agreed to subject to discussions with the landscaping company, Brightview, at the July 26<sup>th</sup> Xeriscaping sample garden presentation.

**Status of Architectural Review Requests and Violations**

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

**Committee Review of Requests**

Board Liaison Svetz informed the Committee that the Board had authorized the Committee to make approval and denial decisions on Architectural Review Requests submitted by residents. Council for the Board and Ms. Hicks had assured that the Committee members will be indemnified for any potential liability caused by this decision making.

Ms. Hick presented the ten oldest in time Architectural Review requests to the Committee and the Committee reached consensus on each one.

**Smartwebs Presentation**

Ms. Hicks went into greater detail in explain how Smartwebs works so the Committee may continue its review of Architectural Review Requests online. The Committee agreed that as soon as five approve or deny votes are received, Ms. Hicks may move forward with that decision.

**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.