

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

Held: Wednesday, August 19, 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
Aubrey Gordon
Vail Hanlon (Chair)
Ling Ly
Brenda Skoglund
Holly Svetz (Board Liaison & Secretary)

Absent were: Chris Bolz and Jerry Stoffel. Brad Nерger sadly resigned from the Committee.

Also present were residents: Juan Castrillo and Tim West. Resident Allen Schubert, who has an application to join the Committee pending, also attended.

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.

Public Comment

Mr. West discussed with the Committee his project, the delay in completing it, and changes he had made to the submitted design. The Committee requested he resubmit a new design request that includes all items in the outdoor kitchen with dimensions and other items in the side yard, such as the dry creek bed and retaining wall.

Mr. Castrillo discussed with the Committee he back yard landscape project and the amount of plant material proposed. He agreed to add a tree in the sod area and proposed additional shrubs at a future time. The Committee agreed this would satisfy the plant material requirement.

Board Meeting Report

Ms. Svetz reviewed the information items provided to the Board.

Violations Status

Ms. Johnson presented her compliance status:

The Committee engaged in a lively discussion regarding how violations were handled by the management company, strongly encouraging the management company to more timely observe reported violations, issue letters, and engage in follow-up of continuing and repeating violations.

SmartWebs

Ms. Hanlon encouraged all Committee members to vote weekly by Wednesday on all outstanding design requests to allow the management company to send letters out by Friday.

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.

Open Patios Rule

The Committee discussed differing understandings of the Open Patio rule for Lots under 10,000 square feet. Ms. Svetz explained that it was agreed by the Committee and drafted to read:

For Lots of 10,000 square feet or less, (1) open patios may not extend to the side beyond the side plane of the home in the Front, Side, or Rear Yards and (2) may not extend into the Privacy and Drainage Easement (See Definitions Sec. 2.2) except where the property line is not adjacent to another Lot.

Management Company Scope of Work

The Committee discussed the revised scope of work drafted by Ms. Svetz. Both the management company and the Committee agreed the draft was feasible and reasonable. After discussed, the Committee decided that reporting requirements should be added.

Flags

At the Board meeting, a request was made to determine if the flag rule should be more strictly enforced to permit only the listed flags. After

discussion, the Committee decided to add a sentence at the beginning that states: "Flags permitted include, but are not exclusive to, the following:"

Holiday Lights

At the Board meeting, a request was made to add rules regarding holiday lights beyond those in late December. The Committee determined it would not extend holiday light use beyond the currently stated dates.

Design Request Requirements

The Committee discussed additional submission requirements to allow faster decisions. They include: plot plan with improvement overlaid; color photos of side of home closest to improvement; color photos of materials; and complete dimensions, including height.

Bird feeders

The Committee discussed the number of bird feeders permitted and decided to take no action.

Trees

Ms. Hanlon stated she met with our Brightview contact about what trees the District should prohibit or add to the suggested plant list. Various trees were discussed but the Committee decided to wait until the Brightview contact could provide a complete suggestion list before taking action. Ms. Skoglund suggested the Guidelines require residents to submit the mature canopy size of proposed trees to help them anticipate how they will fit in the proposed space and the Committee agreed.

No wood

The Committee discussed the fire pit rule and decided to emphasize that no wood burning devices of any kind are permitted outdoors for pollution and fire safety purposes.

Pathway lighting

Ms. Hanlon discussed a resident who had green and red up lighting or pathway lighting. The Committee agreed the Guidelines should be revised to only permit white tone pathway lighting.

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

