

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

INSPIRATION METROPOLITAN DISTRICT

Held: Wednesday, August 21, 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)
Vail Hanlon
Ling Ly
Bradley Nerger (Vice Chair)
Brenda Skoglund
Jerry Stoffel
Holly Svetz (Board Liaison)

Scott Edwards was 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

No comments were offered by the public.

Patio Requirements

Messrs. Nerger and Cropsey agreed to examine a revision to the patio restrictions for larger lots. The Committee agreed a definition of "hardscape" should be developed.

Design Plan Submissions

The Committee agreed that an example of an acceptable plot plan should be provided in the

Architectural Review Request instructions. Ms. Hicks agreed to provide one.

Violation Extension for Remediation

The Committee agreed that after a resident has been notified of a violation, if the resident has contacted the management company with an intention to remediate the problem, an extension of an additional 14 days should be provided before the next step in the enforcement procedure. The enforcement resolution should be modified to reflect his.

Obstruction of View

The Committee engaged in a discussion of policies on view obstruction and decided to take no further action but to recommend that neighbors be courteous to other neighbors in their landscaping plans.

Lawn Maintenance Violations

Ms. Hicks requested the Committee's view on how violations of lawn maintenance should be addressed to residents. The Committee offered its advice regarding language to use.

Ornamental Grasses

Ms. Skoglund questioned whether there should be a percentage limit to use of ornamental grasses in landscaping. Ms. Svetz took an action to research that.

Prohibition of certain trees

The Committee agreed that the "approved plant" list should state that Aspen and Russian Olive trees are Not Recommended. Both trees are invasive, and Aspen are prone to disease in our location.

Two fences

Ms. Hicks asked the Committee who should be responsible for the maintenance of fences and weeds when two neighbors construct back to back fences. The Committee advised that each resident is responsible for the fence and weeds on their property.

Weeds in concrete

Ms. Svetz recommended that the Guidelines be revised to specifically require residents to remove weeds and grass between cracks in concrete and between concrete and asphalt on their Lots. The Committee agreed.

Lattices and trellises

Ms. Hanlon inquired whether there should be restrictions on lattices and trellises to ensure they do not look dilapidated. The Committee recommended

the Guidelines be revised to state that all lattices and trellises should be properly maintained to ensure good appearance.

Underdeck storage

The Committee reviewed an appeal by a resident where the construction of an underdeck storage space was denied on the basis that it was a shed. The resident argued that since it was attached to the house (at garden level and not a walkout) and made of the same materials as the house (siding) it was not a shed. The Committee was divided in its view, with some members finding that the storage space was an acceptable plan under Section 2.2, House Extension, while other members found that the storage space was in violation of the Section 2.16, Decks, because only 30" of lattice is permitted as deck skirting and the submitted plan included 5 foot walls from the ground to the underside of the deck. The Committee agreed to forward the matter to the Board for its determination.

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.