

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

Held: Wednesday, September 23, 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
Vail Hanlon (Chair)
Ling Ly
Allen Schubert
Brenda Skoglund
Holly Svetz (Board Liaison & Secretary)

Also present were residents: Ron Olsen, Tim Nelson, and Rich Reini; Kendell Johnson, District Community Coordinator, and Lisa Bradley, District Community Manager.

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 she had requested volunteers for additional committee members at the September 2020 Board meeting.

Violations Status

Ms. Johnson presented the compliance status:

One matter had reached stage 2 and after learning that the resident had been unwell and unable to perform yard maintenance, the Committee decided to waive any fines and instead look for high school students needing community service credit to help.

Public Comment

Mr. Olsen told the Committee he had trouble submitting the design request forms. Ms. Johnson said that she would submit a trouble ticket to the Smartwebs provider.

Proposed Guidelines Revisions

Mr. Nelson requested another review of his trash enclosure design. The Committee requested he submit new photos of the completed enclosure for its review.

Ms. Hanlon opened discussion of the draft Guidelines revisions Ms. Svetz had put together to reflect the last several month's Committee discussions.

In addition to providing a tree's size at maturity, the Committee would like design requests to include shrub's sizes.

The Committee decided to recommend that content not meeting Community Standards to be prohibited on flags and to limit the number of 3'x5' flags to two (2).

The Committee decided to add "antennae" to the list of items that may not be installed on a District fence.

The Committee agreed to include a prohibition on wood burning in the Limits on Resident Actions portion of the Guidelines.

After significant discussion, the Committee decided not to recommend a curfew hour for exterior lighting, but to recommend that they be turned off at a reasonable hour, similar to local noise ordinances.

The Committee agreed to recommend the language drafted by Mr. Ly, allowing an additional amount of patio on irregularly shaped Lots under 10,000 sq ft.

The Committee agreed to recommend a "critter guard" at the exhaust end of radon mitigation equipment.

After discussion, the Committee decided not to revise the rule regarding holiday lights.

The Committee agreed that conduit for solar panels is preferred to be run through the attic rather than over the roof and down the exterior.

The Committee agreed to add requirements for photographs to accompany design requests.

The Committee pointed out several typos and other ministerial changes that should be made.

Front Yard Artificial Turf

The Committee considered the request by two residents to permit artificial turf in the front yard. Ms. Hanlon presented several practical issues, including damage from snowblowers. Ms. Svetz pointed out that artificial turf is not recyclable, but is instead a petrochemical product.

Ms. Johnson presented the results of her research. None of the covenant controlled communities surrounding Inspiration permit artificial turf in the front yard. The City of Aurora does not favor artificial turf that simply replicates bluegrass, but instead encourages residents to use xeriscaping.

The City of Aurora requires at least 50% plant material in the front yard and the Guidelines require at least 75% plant material. This would permit residents to replace only a small amount of natural turf in the front yard with artificial turf.

After discussion, the Committee agreed that artificial turf in the front yard is not in keeping with the natural Colorado look and feel of the community, which features 2- and 3- rail fences and native Colorado grasses.

The Committee unanimously recommends to the Board that artificial turf not be permitted in the front yard.

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

