

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

Held: Wednesday, November 18, 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
Josie Christensen
Vail Hanlon (Chair)
David Krantz
Ling Ly
Allen Schubert
Cheryl Short
Brenda Skoglund
Holly Svetz (Board Liaison & Secretary)
Courtney Thomas

Also present were residents: Joe Sandoval, Nick Smith, Jay Hardesty, and Debi Reynolds.

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 engaged AMI as the new architectural review and covenant enforcement service provider. DMB will work with SmartWebs to transition the data to AMI by the end of November and AMI will start work on 1 December. While AMI will need to learn Inspiration's Guidelines and the map of our community, they have processes and procedures that should make enforcement more consistent.

Violations Status

Ms. Hanlon presented Ms. Johnson's compliance status. The Committee decided to give a resident a waiver for the tarp being placed over a "pandemic garden" for two

weeks. Ms. Hanlon informed the Committee the camper that had been parked in a resident's driveway for some time is leaving the neighborhood.

Public Comment

Mr. Nick Smith informed the Committee that he had shifted his patio, so it did not extend beyond the side plane of his home and the Committee agreed to vote to approve the revised design.

Mr. Joe Sandoval requested a variance in his side yard for a patio that takes up 19% vs 15% of the side yard. After much discussion, the Committee determined that the side yard of the Lot is very irregular in shape, causing the extended side yard patio to still be a reasonable distance from the Lot line with a neighbor and granted the waiver.

Lighting Request

The Committee revisited whether a time should be established when non-builder installed exterior lighting, except pathway lighting, should be turned off by residents. The Committee agreed that 10:00 pm is a time that other neighborhoods require lights out and will recommend a revision to the Guidelines to the Board in the next several months.

Additional Guidelines Revisions

Ms. Skoglund suggested several revisions to the Guidelines, including a statement requiring photographs for each improvement and a more detailed discussion regarding recommended size of trees at maturity. The majority of the Committee agreed that the photo requirement should be added to specific Guidelines. The Committee decided to revisit the suggestions in a few months when another group of revisions to the Guidelines are ready to be presented to the Board.

Christmas Parade

The Committee confirmed its plans for a Christmas Parade float.

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