

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

Held: Wednesday, November 20, 2019, at 5:30 p.m.
at Tallyn's Reach Library, Aurora, CO

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:

Chris Bolz
Scott Edwards
Vail Hanlon
Ling Ly
Brad Nerger
Brenda Skoglund
Jerry Stoffel
Holly Svetz (Board Liaison)

Jerry Cropsey was absent.

Also present were Jen Tweedie and Kendell Johnson, DMB Community Management. Three residents attended.

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.

Declining Requests

Mr. Nerger requested the Committee to permit "not in the box" requests to go forward with a request for more information rather than declining them. After Committee discussion, it was decided that requests that do not meet the Guidelines should be declined but that the resident is informed they have an opportunity to appeal. At that time the Committee may consider granting a one-time waiver or may begin the process to revise the Guidelines to permit the requested improvements.

Kendell Johnson

Ms. Svetz introduced Kendell Johnson, the new DMB Operations Coordinator that will be working with the Committee on design requests and violations.

Smartwebs issues

Smartwebs delayed transitioning administrative privileges to the DMB team for over 14 days. Ms. Johnson was finally able to begin work on the design reviews on Monday, November 18th. DMB is working on the check box issue that sends dozens of emails to the Committee as they vote on projects.

Artificial Turf

Ms. Svetz informed the Committee that the revised Artificial Turf Guidelines had been approved by the Board with the addition that side yards also may only have 45% artificial turf. The Committee reviewed the pending artificial turf requests and determined that those for 23179 E. Narrowleaf Dr. and 8441 S. Rome Way should be approved. The request for 22964 Piccolo Dr. should be declined as it exceeds 45% for both the back yard and side yard.

Violations

The Committee discussed with Ms. Johnson her proposed procedures for following up on violations as recurring or continuing violations.

Appeals

Ms. Svetz provided the status of the pending appeals.

New Business

The Committee discussed revising the Guidelines to allow residents with larger lots patios other improvements beyond the side planes of the home based on a percentage of the size of the back and side yards.

Ms. Tweedie from DMB offered to revise the Smartwebs function so design review requests cannot be submitted into the system without a plot plan and photos of the home.

Ms. Skoglund requests that the Burr Oak be removed from the approved plant list and the Committee agreed.

Ms. Skoglund and Ms. Hanlon noted that the Guidelines do not address water features except fountains.

Mr. Nerger recommended the Guidelines be revised to require pest abatement in the installation of solar panels.

Public Comment

Mr. Sandoval engaged in discussion with the Committee regarding his design request.

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.