

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

Held: Wednesday, December 18, 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  
Brenda Skoglund  
Holly Svetz (Board Liaison)

Jerry Cropsey, Bradley Nerger, and Jerry Stoffel were absent.

Also present was Kendell Johnson, DMB Community Management. Ed Piers and Joe Sandoval were two residents in attendance.

**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.

**Design Review and Violations Status**

Ms. Johnson provided a report on the status of design reviews and violations. The Committee engaged in discussion of the status and procedures.

**Draft Guidelines Revision**

The latest version of the draft revised Guidelines was reviewed by the Committee. After significant discussion, the following additional revisions are recommended to the Board:

- (1) Delete Burr Oak from the approved plant list due to its very large size

- (2) Insert a **Definitions** Section immediately after Section 2.1 – General to include the following:
  - a. **Front Yard** is the portion of the Lot from a plane along the front of the house to the sidewalk on the driveway and street side Lot
  - b. **Back Yard** is the portion of the Lot from a plane along the back of the house to the rear property line
  - c. **Side Yards** are the portion of the Lot between the plane along the front of the house and the plane along the back of the house to the property lines to the side
  - d. **Tree Lawn** is the portion of the Lot between the sidewalk and the street curb.
  - e. **Hardscape** includes concrete, stone pavers, flagstones, brick and similar products
  - f. **Privacy and drainage setback** is a space that extends from the property line in the Back Yard and Side Yards toward the house a distance of 5 feet
- (3) **Section 2.33.C Landscaping**, Table A, Rear Yards: Delete the sentence, “Artificial turf is permitted except on corner lots exposed to public view.”
- (4) **Section 2.33 F.2:** Move this section regarding Side Yard sidewalks to its own separate section rather than under Maintenance. This is the second request for this revision.
- (5) **Section 2.44 Seasonal Decorations:** Delete the words “only from November 15 to January 15, and during other times of the year”
- (6) **Section 2.37 Patios-Open** Insert new second sentence, “Open patios include the placement of any Hardscape (See Definitions Sec. X.x) on the Lot that is not otherwise addressed in these Guidelines.” Replace current third sentence which reads, “Open patios may not extend to the back into the eight-foot (8’) utility easement or to the side beyond the plane of the side of the side walls of the home” with the following:
  - a. For Lots of 10,000 square feet or less, open patios may not extend to the side beyond the side plane of the home in the Front, Side, or Back Yards and may not extend into

the Privacy and Drainage Easement (See Definitions, Section X.x) except where the property line is not adjacent to another Lot.

- b. For Lots of 10,000 to 20,000 square feet, open patios may not exceed 30% of the Back Yard and/or 15% of each Side Yard and may not extend into the Privacy and Drainage Easement except where the property line is not adjacent to another Lot.
- c. For Lots over 20,000 square feet, open patios may not exceed 45% of the Back Yard and/or 25% of the Side Yard and may not extend into the Privacy and Drainage Easement except where the property line is not adjacent to another Lot.

**Design Requests**

The Committee engaged in discussion of two residents' design requests.

**Revised Charter**

Ms. Svetz presented proposed revisions to the Committee Charter which include: (1) increasing the maximum size from 9 to 11 members due to the significant workload, (2) introducing staggered terms to ensure fresh perspectives and continuity, (3) increasing the term lengths to two or three years; and (4) incorporating the design review work currently performed by Committee members. The Committee agreed with the proposed changes, which will be presented to the Board.

**Appeals**

Ms. Svetz provided the status of the pending appeals.

**Public Comment**

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

**End of Term**

Ms. Svetz extended special thanks to Jerry Cropsey and Scott Edwards who have performed great work for the Committee and will be leaving the Committee at the end of the year. She encouraged the remaining members to look for other residents with interest and time to volunteer for Committee work.

**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