

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

Held: Wednesday, July 21st, 2021, at 5:30 p.m. via  
videoconference

**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:

Jim Franklin  
Vail Hanlon (Chair)  
Allen Schubert (Vice Chair)  
Cheryl Short  
Brenda Skoglund  
Holly Svetz (Board Liaison  
and Secretary)  
Courtney Thomas  
Chuck Wagner

Absent were: Joyce Adams, Chris Bolz, and Terry  
Nguyen

Also present were Sharon Sulzle of AMI and residents  
Randall Haifley, Ling Ly, and Tracy Nichols.

**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.

**May Minutes**

The June minutes were reviewed and unanimously  
approved with an amendment.

**Board Report**

Ms. Svetz reported that following a report by Ms. Sulzle  
regarding other communities' limited use of and  
restrictions on eaves lighting, the Board decided not to  
revise the exterior lighting Guidelines to permit eaves  
lighting outside of the existing seasonal lighting Guideline.  
The Board also approved a review and proposed revision  
of the sign and flag Guidelines in light of recent legislative  
changes.

**Compliance Report**

Ms. Sulzle reported the numbers of design requests and  
progress made and covenant violations and progress

made. Ms. Svetz noted that some residents have expressed the view of Facebook that the number of violations issued seem excessive. Ms. Sulzle said that the number of violations in Inspiration are low relative to other metropolitan districts for which she conducts compliance work.

Ms. Sulzle reported that three residents have requested Board appeals on the following subject matter: (1) the terms shall vs should in the radon pipe painting Guideline, (2) trellises against the fence, and (3) resin trash enclosures.

After discussion the Committee agreed that clarifying language making clear resin trash enclosures are not permitted and that the material of the home should be the exterior material should be proposed for approval by the Board.

Ms. Sulzle reported on her work with Kate Innes of Public Alliance to develop design request submission forms and processes for the new website that will make the submission and assembly of a file for review easier for all involved.

Ms. Sulzle will begin providing reminder emails to the Committee on a bi-monthly basis if Committee members are lagging in voting on design requests to ensure the process moves at a steady pace.

**PUBLIC COMMENT**

None.

**Oversized vehicles**

Resident Ling Ly presented his draft of language to describe Recreational Vehicles that should only be parked on driveways for limited periods of time. After discussion, the Committee approved the proposed language with the addition of a clarifying phrase. The Committee agreed that this proposed Guideline revision should be submitted for Board approval.

**Other violations**

The Committee discussed several residences with ongoing violations, including the two pergolas, the outdoor kitchen, the failure to install backyards. All matters are being addressed by AMI.

**Should/shall**

The Committee decided to review the Guidelines for instances where the term "should" is used and determine

if “shall” would make the Committee’s intent clearer. Although Ms. Adams was not present, her expertise in proofreading and formatting the document was recommended in doing an initial review of the term “should” followed by possible legal review.

**Builder landscaping**

Ms. Svetz presented the current status of discussions with Toll Brothers regarding their installation of over 40% grass in the year yard, failing to comply with the City of Aurora or District requirements. Ms. Sulzle said she had found the appropriate City official to address the issue and that a zone inspector was asking for a specific location to review. Filing 16 was identified with the largest number of homes affected. In addition, Ms. Sulzle said the city official explained that all rock in the front yard to the side of the driveway was acceptable because the other part of the front yard is sod. If the other part of the front yard is xeriscaped, then the 50% rock rule would apply.

**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.

Secretary \_\_\_\_\_