

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

Held: Wednesday, August 18th, 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:

Joyce Adams  
Terry Davis  
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: Chris Bolz, and Terry Nguyen

Also present were Sharon Sulzle and Dara Watson of AMI and guest speaker Chris Opfer.

**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.

**Guest Speaker**

At the invitation of Mr. Franklin, Chris Opfer spoke to the Committee about exterior lighting and crime, presenting some statistics and based on his experience as a former prosecutor.

**July Minutes**

The July minutes were reviewed and unanimously approved.

**Board Report**

Ms. Svetz reported that the Board continues to be pleased with the Committee's handling of design requests with the assistance of AMI. Ms. Svetz also reported on the

Board's decisions in response to the three appeals last month. Ms. Sulzle provided an update on matters that had been the subject of an appeal in the past.

**Compliance Report**

Ms. Sulzle reported the numbers of design requests and progress made and covenant violations and progress made. Ms. Sulzle said that the number of violations in Inspiration are normal and the amount of fines extremely low relative to other metropolitan districts for which she conducts compliance work because Inspiration residents are very responsive.

The Committee discussed the new website design submission process from its perspective with general positive views.

**Committee Information**

Ms. Svetz discussed the Board's request for Committee members to submit a photo and biographical information to be placed on the website. This is completely voluntary but she stated that putting a face to District processes can be helpful.

**PUBLIC COMMENT**

None.

**July Proposed Guidelines Changes**

The Committee unanimously approved the Guidelines changes that were proposed in the July meeting for submission to the Board for its approval.

**AMI Review**

As discussed when AMI started work, the Committee has confidence in AMI to permit AMI to unilaterally review and approve or deny design requests for the following that the Committee considers relatively simple requests: fences, solar devices, storm doors, sidewalks, front step railings, dead plant material replace from the approved list, trash enclosures, and stone facades on foundations.

**Should/shall/must/may**

A subcommittee of Joyce Adams, Vail Hanlon, and Courtney Thomas reviewed the Guidelines for every instance in which the words should, shall, must, and may occur. Based on advice from District counsel, the term "must" is not considered the most imperative and the subcommittee replaced "should" or "shall" or "may" where appropriate to ensure readers understand it is the imperative. Where flexibility is intended, the word "may" is used. The Committee reviewed the work of the subcommittee and unanimously approved the proposed Guidelines revisions to be submitted to the Board for its approval.

**Front Yard Patios**

The Committee discussed potential limits on the size of

front yard patios along with the height of any enclosing wall. Ms. Short and Mr. Davis agreed to draft some language for the Committee's review at the September meeting.

**Trellis Location**

The Committee discussed potential limits on the location and size of trellises. Mr. Schubert agreed to draft language for the Committee's review at the September meeting.

**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.

**Solar Shades**

Ms. Svetz discussed the restriction on solar shades contained in Section C.1.3, which requires they be light filtering. The Committee unanimously agreed to delete the first sentence of Section C.1.3.

**Pergolas**

The Committee discussed situations where a Lot is large enough to allow two patios and whether a pergola should be allowed for each patio.

**Resignations**

Ms. Hanlon informed the Committee that she will be moving to the Brighton area and will continue to work with the Committee through October 1. The Committee expressed its sorrow to lose her valuable leadership as Chair.

Ms. Skoglund informed the Committee that she is retiring from the Committee as well, having served since the Committee's formation.

**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 \_\_\_\_\_