

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

Held: Wednesday, October 20th, 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  
Jared Berge  
Chris Bolz  
Terry Davis  
Allen Schubert (Chair)  
Holly Svetz (Board Liaison and Secretary)  
Glen Templin  
Courtney Thomas (Vice Chair)  
Chuck Wagner

Absent were: Jim Franklin, Terry Nguyen, and  
Glen Templin.

Also present were Sharon Sulzle of AMI and resident Joe Sandoval.

**Call to Order**

It was noted by Chair Schubert that a quorum of the Committee was present, and the meeting was called to order.

**September Minutes**

The September minutes were reviewed and unanimously approved.

**Board Report**

Ms. Svetz reported that the Board was impressed that the Committee had reviewed over 600 design requests in 2021.

**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.

Ms. Sulzle reported that the main area in which residents have been giving her push back on violations deals with the painting of radon mitigation conduit.

## **PUBLIC COMMENT**

Mr. Sandoval was concerned that the Committee's discussion of the number of permitted pergolas would affect his already approved two pergola design request. The Committee assured him that his design request remains approved.

## **Front Yard Patio Guideline**

Mr. Davis presented the draft front yard patio Guideline that he and Mr. Templin had prepared. The Committee unanimously agreed to present the draft Guideline to the Board for approval.

### **4.36.4 Front Patios.**

- (1) Front patios must be attached to the front of the home.
- (2) Front patio walls must be wholly, or in part, covered with the home stone veneer and not exceed a height of 48" above the patio floor.
- (3) Other front patio hardscape material must be complementary in color to the home stone veneer.
- (4) (a) If the front plane of the home\* is 12 feet or more back from the plane of the garage, the front edge of the patio shall not extend beyond the edge of the entry sidewalk closest to and parallel to the street sidewalk.  
(b) If the front plane of the home is less than 12 feet back from the plane of the garage, the front edge of the patio must not exceed 50% of the driveway length from the plane of the garage to the street sidewalk.  
(c) In no cases shall the front edge of the patio be closer than 15 feet to the street sidewalk.
- (5) The patio must not extend beyond the side plane of the home.

\*Note: the front plane of the home includes the front porch.

## **Planting Bed Guideline**

Mr. Davis presented the draft planting bed Guideline that he and Mr. Templin had prepared. The Committee unanimously agreed to present the draft Guideline to the Board for approval.

**4.26.1 Planter boxes and planting bed covers.** Approval is required for planting vegetables or annual and perennial flowers in raised planter boxes and planting beds with protective covers. Raised planter boxes have planting media structurally elevated above the ground surface. Planting beds have planting media that may be above, but in contact with the ground surface. Planting beds may or may not be framed with wood or stone but are open to the ground. This guideline applies to planting bed protective covers only.

- (1) Located within 8 feet of property fences. Planter boxes must not exceed the midpoint height of

the fence. Planting bed protective covers, either structurally attached to the planting bed or separate unattached structures, must not exceed the height of the fence when open.

- (2) Planter boxes and open planting bed protective covers must not exceed 4 feet if located elsewhere.
- (3) Unattached or non-integral protective structures shall be stored protected from wind when not in use.
- (4) Planter boxes shall be constructed of natural wood, preferably cedar or redwood\*. Treated lumber as well as synthetic materials are prohibited.
- (5) A clear protective coating is preferred for boxes; however,
  - (a) boxes may be painted with the home trim or base color, or
  - (b) if located next to the property fence, boxes may be painted the district fence color (ref.), or
  - (c) boxes may be painted a cedar or redwood color if made from other types of wood, or
  - (d) boxes may be painted to match other approved improvements such as pergolas or gazebos.

\*Note: Treated lumber or railroad ties are not permitted for any structural purpose including fences.

#### **RV Parking**

The Committee discussed a revision to the draft RV parking Guideline that would eliminate restriction on van parking and would include an 18 foot length restriction. The Committee unanimously agreed to provide the draft Guideline to the Board for approval.

#### **Section 3.4 – Parking**

Insert a second sentence after the sentence saying recreational vehicles may remain parked for forty-eight (48) hours for loading, unloading, and preparing for storage that reads:

The definition of a "recreational vehicle" is any trailer, camper trailer, boat and trailer, cab-over camper/truck camper, motor home, or similar vehicle with or without motive power, designed for human habitation for recreational, emergency, or other occupancy designed to provide temporary living quarters for recreational camping or travel use with any of the following features and exceeding 18 feet in length: sleeping, cooking, sanitary facilities, hook-ups for incoming water and/or outgoing sewage. Van conversions being used for habitation or camping purposes are subject to provisions of this chapter regardless of how the recreational vehicle is registered or insured.

Change forty-eight (48) hours to seventy-two (72) hours.

#### **Walkabout**

The Committee discussed a walkabout to review improvements to homes starting at the Waterfall Park. A date and time will be coordinated.

#### **AMI**

Ms. Sulzle announced that AMI had hired another employee, Megan to help with the volume of work. The Committee complimented the efforts Dara has made to ensure design requests were more complete and take on the interaction with residents.

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

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