

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF  
INSPIRATION METROPOLITAN DISTRICT

Held: Tuesday, February 8, 2022, at 5:30 p.m. via video conference

**Attendance**

The regular meeting of the Board of Directors of the Inspiration Metropolitan District was called and held as shown above and in accordance with the applicable statutes of the State of Colorado. The following directors, having confirmed their qualification to serve on the Board, were in attendance:

Aaron Curtiss  
Holly Svetz  
Maurice Smith  
Dennis Colwell

Absent:  
Sandi Thomas

Also present were:

Heather Hartung, White Bear Ankele Tanaka & Waldron, Attorneys at Law; AJ Beckman, District Manager, Kate Innes, Resident Relations Manager, Sarah Warner, Landscape and Facilities Superintendent, Noel Nail, Administrative Manager, Justin Janca, Landscape and Facilities Manager, Jaymes Mack, Maintenance Technician, Public Alliance, LLC; Sharon Sulzle, Advanced Management (AMI); Janelle Kelley, NASH / Brookfield; Dawn Jones, CliftonLarsonAllen, LLP.

The following members of the public were in attendance:

Alisa Brayman, Allen Schubert, Ben Landesman, Bill Maxwell, Brenda Patrick, Bruce Van der Kamp, Dave Svetz, David Bourcier Skyroads, Doug MacCarthy, Ed Heil, Eileen Brown, Gary Garcia, Gerry White, Guy Giancarlo, Jerry Stoffel, Jim Anzlovar, John Stanford, Julie Schumer, Karen Chambers, Les Frey, Lori Brandt, Mark Berkstresser, Mark Manning, Michael Schneider, Michael Patrick, Pam Boyer, Pete Woeber, Petora Spratt, Rick Coldsnow, Rea Heatherington, Rita Stoffel, Russ Paper, Sally Van der Kamp, Sharon Macway, Sheila Schlifkin, Sheila Marko, Steve Powers, Sue White, Tom Norton, William Thomas, and Yolanda Treviso.

**Call to Order**

It was noted that a quorum of the Board was present, and the meeting was called to order at 5:31p.m. Upon a motion duly made by Director Colwell and seconded by Director Curtiss, the Board unanimously excused the absence of Director Thomas.

**Conflict of Interest  
Disclosures**

Ms. Hartung advised the Board that pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Hartung reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with

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notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Ms. Hartung inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

### **Approval of Agenda**

Director Svetz presented the agenda to the Board for consideration. It was proposed that the agenda be amended to a different order in the financial section to allow for Ms. Jones to make her presentation to the Board.

Following discussion, and upon a motion duly made by Director Svetz and seconded by Director Colwell, the Board unanimously approved the agenda as amended.

### **Public Comment**

There were no comments from members of the public.

### **Consent Agenda**

The following items on the consent agenda were considered routine or administrative. Following a summary by Director Svetz, and upon motion duly made by Director Curtiss, seconded by Director Smith, and upon vote unanimously carried, the Board took the following actions:

- Approved the January 11, 2022 Regular Meeting Minutes.
  - Approved the Social Committee Minutes from November 18, 2021.
  - Approved the Residential Improvement Committee minutes from December 15, 2021.
  - Approved the Common Area Committee Minutes from December 20, 2021.
  - Ratified the Resolution Appointing a Member to the Residential Improvement Committee.
  - Ratified the Addendum to Engagement Letter for Legal Services for White Bear Ankele Tanaka & Waldron for May 3, 2022 Election Services.
  - Ratified the Second Addendum to the Independent Contractor Agreement with Roberts Treescaping, LLC for Tree Removal and Pond Maintenance.
  - Approved the Independent Contractor Agreement with Waste Connections of Colorado, Inc. for Trash and Recycling Services.
  - Ratified the Second Addendum and Amendment to Independent Contractor Agreement with ICON Engineering for Engineering Services.
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- Approved the First Addendum to the Independent Contractor Agreement with AMI- Advanced Management, LLC for Covenant Enforcement and Design Review Services.

## **Management Update**

### *Manager's Report*

Mr. Beckman and Ms. Innes reviewed the management report with the Board (attached hereto and incorporated herein by this reference).

Mr. Beckman announced that Public Alliance has hired a Maintenance Technician and introduced Jaymes Mack to the Board. Director Curtiss noted that Mr. Mack has an impressive resume and has already made himself a valued team member. Director Svetz asked the public who may have contracted with private contractors to plow their driveways to be mindful not to push snow into the mailbox areas after they have been cleared.

Mr. Beckman then reported that Public Alliance has submitted receipts to the District's insurance carrier for rebates for safety and security related costs and received the maximum benefit of \$3,889.44. Public Alliance has also performed an audit of the water bills with Aurora Water and found that they were charging excess surcharges, and the District was refunded \$4,926.42. He then advised the Board that the gathering place and maintenance facility is in the planning phase. Public Alliance has become aware of a consulting firm that specializes in site construction and architectural design, called BSB Design, and is securing a bid.

### *Resident Relations*

Ms. Innes provided a Resident Relations overview. She noted that there were 106 inquiries for the month, almost the exact same number as January of 2021, and four eBlasts were sent. An election page was created on the website for the May 3, 2022 Election. She stated that the larger social events are on the calendar on the website, and the smaller events will be added as the events get closer.

### *Landscaping and Facilities Management*

She then provided the following updates:

- Winter watering was completed in January.
  - The District received the first rebate from the City of Aurora for the irrigation upgrades, for approximately \$8,000.
  - Fence staining is complete for 2021 and minor repairs are in process.
  - Pond work will begin when the weather will allow.
  - Public Alliance is looking into acquiring a storage container or pod for the Inspiration Club parking lot to store a maintenance vehicle and plough attachments, etc.
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Mr. Beckman then updated the Board on the research into the storage container. He noted that rental for a container is around \$3,000 a year, and explained that it may be needed for two or three years depending on when the new facility is complete, and noted that owning may be less expensive than renting when resale value is considered. He explained that there is some urgency as the maintenance technician cannot be fully utilized without equipment, and equipment cannot be purchased without suitable storage. He recommends that the District purchase a snowblower, a utility vehicle, and a small tractor. The recommended equipment with attachments can be purchased for an estimated a cost of \$50,000.

Discussion ensued regarding backlog for ordering equipment. Director Smith cautioned that maintenance cost should also be considered in the overall budget for these items. Concerns were raised regarding security, and Mr. Beckman stated that the proposed site for the container is at the Inspiration Club, which has security cameras.

Director Smith noted that it might be worthwhile to consider renting a container for a couple of months until it is known how much storage is needed. Mr. Beckman said he would investigate the possibility of a short-term lease.

Following discussion, upon a motion duly made by Director Svetz, seconded by Director Curtiss and, upon vote unanimously carried, the Board authorized Public Alliance to purchase the following items for an amount not to exceed \$50,000:

- John Deer Gator, or similar utility vehicle with snowplow
- John Deer lawn tractor with trailer and snowplow
- Snow Blower
- Storage Container

Ms. Innes noted that the District is transitioning to Front Range Recreation for swimming pool maintenance. Public Alliance will staff pool monitors for Monday through Friday, and Front Range Recreation will staff lifeguards for weekends, and will offer swim lessons for the community. The pool will have the same hours as last year.

Ms. Innes reported that Public Alliance had asked for resident feedback via eBlast regarding the gas feature safety. A few suggestions were received including upgrading the security system and creating a key checkout system for the pizza oven.

Director Svetz liked the idea of a key checkout for the pizza oven, but noted that there is no Wi-Fi at the pizza oven to be able to install security cameras.

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*Douglas County  
Commissioner Request*

Discussion ensued regarding possibilities of installing Wi-Fi for security cameras and the possibility of hiring a security consultant.

Mr. Beckman addressed the Board regarding the Douglas County Commissioner's request to meet with the Board. He noted that the County Commissioner is doing this as community outreach. The Board discussed allowing time before a Board Meeting, similar to the Developer updates, and the possibility of inviting the Mayor Pro-Tem of the City of Aurora for the following meeting, in order to eliminate any appearance of politics. Mr. Beckman noted that he would respond to the request with some dates concurrent with Board Meeting dates and see when they are available.

*Automated Chemical  
Control System for  
swimming pool*

Mr. Beckman reviewed a proposal from Front Range Recreation for the chemical feed and monitoring system for the swimming pool that appears to have been offline for some time.

Director Curtiss stated that it would be a waste of resources not to use it, and that it would reassure residents that our pool is monitored in real time and is constantly calibrated to current conditions to keep the pool sanitary.

Following discussion, upon a motion duly made by Director Svetz, seconded by Director Smith, and upon vote, unanimously carried, the Board approved the proposal from Front Range Recreation to restore function of the automated chemical control system for \$3,700.

**Residential Improvement  
Updates**

*Residential Improvement  
Committee Update*

Mr. Schubert presented his report to the Board. He thanked Ms. Sulzle at AMI for supporting the Committee. He noted that the Committee has been focused on exterior lighting. The Committee members have individually surveyed the District and found that some residents still have holiday lights up, a month past the deadline for their removal, and some have excessive café lighting. The Committee will therefore present the Board with proposed changes to the guidelines after their next Committee meeting to clarify the guidelines and support the Douglas County Dark Skies Initiative.

*AMI Update*

Ms. Sulzle reviewed her report with the Board. She noted that there were 35 new requests this month, 61 newly created violations, 31 violations that were resolved, and 108 violations are still open.

She noted that they are now focusing on unapproved improvements, trash cans, and unapproved and holiday lighting.

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*Residential Improvement  
Committee Application*

Director Svetz presented an application to the Residential Improvement Committee from Tom Garrett to the Board. She noted that he is a realtor, and has experience with two different homeowner associations.

Upon a motion duly made by Director Svetz, seconded by Director Colwell, and upon vote, unanimously carried, the Board approved the application of Mr. Garrett to the Residential Improvement Committee.

**Social Updates**

*Social Committee Update*

Ms. Innes reviewed the update with the Board. She noted that they are booking bands for summer events, and have one event left to book if any residents have requests.

Director Svetz noted that there has been resident interest in starting clubs like a wine club, a running club, and a cycling club, and wondered if there was a tool available to facilitate this. Ms. Innes answered that there may be a way via WordPress, and that she would put this on the Social Committee agenda for next week's meeting. She explained that interested residents can attend any of the Social Committee meetings which are informal and open to the public. She further explained that is ok to just drop in for a few minutes rather than attend the entire meeting.

**Common Area and  
Landscaping Updates**

*Common Area Committee  
Update*

Mr. Berkstresser reviewed his report with the Board. He updated the Board on the map and corresponding list of trees in need of replacement. Director Curtiss acknowledged Kevin Buehner and his work making a comprehensive list of all dead trees in the District. He noted that the District now has a comprehensive satellite image detailing, among other things, every dead tree and its species, which has proved to be an excellent planning tool and has saved the District money.

*Dog Stations and book  
sharing "libraries"*

Mr. Berkstresser addressed the Board regarding the Common Area Committee's proposal to add additional dog stations and book sharing "libraries." He noted that there is a resident that has expressed interest in maintaining one of the libraries, and that several dog stations need to be added to accommodate growth in the community, and two old dog stations should be replaced.

Director Svetz asked if this was a budgeted item, and learned that the dog stations have been budgeted the last several years, but were left out this year as an oversight. Discussion ensued regarding installing fewer stations, fewer libraries, cheaper labor for removal of dog waste from the bins, and wholesale bags for the stations.

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Following discussion, upon a motion duly made by Director Curtiss, seconded by Director Svetz and, upon vote unanimously carried, the Board approved the addition of eight dog stations, to include six new installations and two replacements, and one book sharing library, to be maintained by the interested resident.

*Gas Fired Amenities*

Mr. Berkstresser reported that Ms. Innes and Ms. Warner from Public Alliance are researching options to secure and limit access to the gas fired amenities, but that it is too early for the Committee to make a recommendation at this time.

*Repairs to Concrete Trail*

Mr. Berkstresser reported that a particular section of the concrete trail, south of the proposed dog park, is damaged and badly in need of repair. The Committee had a few suggestions for repair including using capital reserves, asking the developer to repair it, and adding it to the scope of work at the Piney Creek Trail Project. The Board discussed adding it to the Piney Creek Trail Project, because the District would already be paying mobilization charges for concrete on the trail. It was suggested that the District consider batching together concrete projects in the future on an annual basis to avoid multiple mobilization charges. It was decided that the repairs would be added to the Piney Creek Trail project, and therefore no further action was necessary from the Board at this time.

*Straight-Up Striping, Inc.*

Mr. Berkstresser presented the proposal for resurfacing and re-striping the parking lots at Inspiration Club and Pathfinder Park. He noted that this is an item included in the Capital Reserve Study, which will extend the life of the asset, and that in its current state the lines are no longer visible and there is a concern with ADA requirements.

Following discussion and review, upon a motion duly made by Director Curtiss, seconded by Director Colwell and, upon vote unanimously carried, the Board approved the proposal by Straight-Up Striping for resurfacing and re-striping the parking lots for \$10,050.59.

*Commercial Fence and Iron Works, Inc.*

Mr. Berkstresser presented the proposal for installation of railing over Gartrell Tunnel. He reported that Ms. Warner had obtained three quotes for the project, and the Common Area Committee is recommending the least expensive of the three.

Following discussion and review, upon a motion duly made by Director Smith, seconded by Director Curtiss, and upon vote unanimously carried, the Board approved the proposal from Commercial Fence and Iron Works, Inc in the amount of \$16,886.00.

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## **Finance Updates**

### *Finance Committee Update*

Mr. Paper reviewed his update with the Board. He stated that the Committee is working on developing processes for tracking and monitoring reserves, and learning and understanding the processes for reviewing and approving tract turnover in order to add them the master schedule. The 2022 objectives for the Committee will be posted on the website.

### *Year-end Financial Statements*

Ms. Jones reviewed the Year-end Financial Statements with the Board. She noted that under “revenues,” the developer, NASH, had written a check to defray the costs of tract turnover, and it was included in the year-end statement.

She informed the Board that the District is making progress, keeping expenditures level, allowing more money each year to be transferred to reserves.

Director Colwell noted that there were two items this year that were revenues that were unusual: the payment from the developer and a grant for Covid relief that the District had applied for and received. The District is making incremental progress in adding to the reserve.

### *Builder Accounts with Unresolved Credit Balances*

Ms. Jones informed the Board that there were a few builder credit balances, which carried forward from two prior accounting services before CliftonLarsonAllen began working on the Inspiration account, that were unresolved and inexplicable. After meeting with consultants and Board Members, it was decided that the District should write off these balances in the amount of \$6,933.

Director Svetz asked Ms. Jones about the time limit to spend the capital funds made available from the refinancing. Ms. Jones explained that Bond Counsel should be consulted on such matters, however capital funds can typically be spent on any capital project, even if it is not the project originally planned.

Upon a motion duly made by Director Svetz, seconded by Director Curtiss and, upon vote unanimously carried, the Board approved the unaudited financial statements for the period ending December 31, 2021.

Director Colwell reviewed the Finance Committee’s recommendation, consistent with the 2021 Reserve Study, to fund Capital Reserve and Replacement Account via transfer from the Operating Fund in the amount of \$213,000.

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*Fund Transfer to Reserve*

He noted that in 2018 the District had no money in a reserve account. Currently there is money in the reserves for necessary repairs, while maintaining a healthy operating budget.

*Payment of Claims*

Following discussion and review, upon a motion duly made by Director Colwell, seconded by Director Curtiss and, upon vote, unanimously carried, the Board approved the transfer to the Reserve and Replacement Account.

Director Colwell reviewed the payment of claims with the Board.

Following discussion and review, upon a motion duly made by Director Colwell, seconded by Director Curtiss and, upon vote unanimously carried, the Board approved the payment of claims as presented.

*Finance Committee  
Application*

Ms. Jones left the meeting at this time.

Director Colwell presented the membership renewal application to the Finance Committee from Steven Harms to the Board. He noted that Mr. Harms has been serving on the Committee and has graciously agreed to another term.

Following discussion and review, upon a motion duly made by Director Curtiss, seconded by Director Svetz and, upon vote unanimously carried, the Board approved the application of Mr. Harms to the Finance Committee.

**Legal Updates**

*May 3, 2022 Election and  
Call for Nominations*

Ms. Hartung discussed the May 3, 2022 Election and the Call for Nominations. She noted that the Call for Nominations had been sent by email and mail, as well as published, and posted to the District's website. She announced that the deadline for returning the forms is February 25, 2022 at 5 p.m., and there is an opportunity for interested candidates to send in an affidavit announcing intentions to be a write-in candidate due on February 28, 2022. Therefore, the District will know by March 1, 2022 whether they will need to hold an election.

Director Svetz noted that a resident had contacted her because they could not download a Self-Nomination form from the White Bear Ankele Tanaka & Waldron, website. Ms. Hartung requested that they reach out to her directly.

*Tract 15 and 17  
Conveyance*

Ms. Hartung updated the Board on the status of the conveyance of Tract 15 and Tract 17 manicured areas. She noted that they are still in process, and inquired if the Board wanted to approve the conveyances subject to legal revisions.

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Following discussion, it was decided that the Board would wait for complete documents for Board review.

**New Business**

There was no new business.

**Adjournment**

Upon a motion duly made by Director Colwell, seconded by Director Curtiss, and upon vote unanimously carried, the meeting was adjourned at 7:57 p.m.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

DocuSigned by:  
*Maurice Smith*  
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Secretary for the Meeting

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## DISTRICT MANAGEMENT REPORT

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To: Board of Directors, Inspiration Metropolitan District

From: Public Alliance Management Team

Date: March 3, 2022

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**Future Multipurpose Building:** Public Alliance has obtained a proposal from Quintessence Design Group for Architectural Schematic Design Services. The designs will illustrate floorplans, furniture layouts and Building Elevations. This is one of the first steps in the design and approval process. Additionally, we have submitted a request for a pre-application design review meeting with the City of Aurora to discuss the approvals and associated processes necessary to construct the building on the proposed site, currently occupied by the Toll Brothers offices, on Rockinghorse Parkway. It is anticipated that Toll Brothers may be ready to vacate the site by the end of the year. The initial planning steps will address zoning, site preparation, design and permitting to the extent possible in advance of the District taking ownership of the site.

**On-Site Maintenance and Equipment Purchases:** Public Alliance has completed the purchase of a John Deer Gator, Maintenance Utility Vehicle outfitted with a snowplow and power washer. We expect to take delivery by mid-March with the attachments to follow. Additionally, a Honda HS1132 two-stage snow blower was purchased and is on-site. We have secured the rental of a 20-foot storage container to secure the equipment on-site at the Inspiration Club until the permanent facility is constructed. Additionally, various hand tools have been purchased for fence repairs, snow removal and irrigation repairs. Jaymes Mack, our on-site maintenance technician has been actively engaged in snow removal, site repairs and inspections, and planning for the upcoming irrigation season.

**Xcel Accounts:** We recently arranged with Xcel Energy to consolidate electrical meter accounts under a parent account in order to simplify the invoice review process.

**Aurora Water:** We are taking advantage of Aurora Water's new "Eye on Water" computer application, which provides timely water usage data and notifications of system leaks. We are getting familiar with this new application and will better understand its utility and limitations in the coming weeks.

**Meeting with Douglas Commissioner, Abe Laydon:** At the request of Commissioner Laydon's office, we have arranged for a question and answer session with Commissioner Laydon to take place on May 10, 2022 at 5:00 p.m. The meeting will be held via Zoom, immediately preceding the Board meeting at 5:30 p.m.

## RESIDENT RELATIONS

Fielded 78 inquiries during December in the following categories:

Amenities / Events	21	Design Review	2	Snow Removal	1
Billing	7	Developer	1	Title	1
Builder	3	General	7	Trash	7
Common Area	7	Landscaping	4	Website / eBlast	3
Compliance	10	Nuisance	4	<b>Total</b>	<b>78</b>

Inquiry volume was at a normal level for the season. There were no significant issues in any of the categories listed above. Park shelter reservation inquiries and pool fob requests are beginning to increase in advance of summer.

## COMMUNICATIONS / WEBSITE

Sent 3 eBlasts with the following topics:

02/15/2022 - IMD: New Public Art Installation - Pixelated Deer

02/07/2022 - IMD: Board Meeting Tuesday Feb 8th, Developer Update

02/01/2022 - IMD: Maintenance Technician, Dog Waste Stations

Past newsletters are accessible at [inspirationmetro.org/news](http://inspirationmetro.org/news).

Routine monthly updates to the website included minutes, agendas and meeting links for the board and committees, eBlast links, and monthly financial statement. Calendar entries were added for 2022 social events. The Election page was updated to remove Call for Nominations and prepare for election updates. All pages on website were inventoried and several unused pages were deleted. Home page content was updated, as well as many of the common area pages and the outdoor pool page.

## EVENTS / SOCIAL PROGRAMMING

No events were held in February. Booking of the large vendors and entertainment for the summer events is complete and we are starting to book small and medium vendors.

## LANDSCAPING

### Trees

- Winter watering service was completed in February.
- The spring replacement tree order is being finalized with BrightView.

#### **Water conservation and irrigation upgrades**

- BrightView has installed 80% of the irrigation hardware upgrades so far.
- Participated in the large property variance kickoff meeting with the City of Aurora. This is mandatory to be eligible in the rebate program.

### **FACILITIES AND COMMON AREA**

#### **Pool Preparation**

- The Front Range Recreation (FRR) contract was finalized.
- FRR recommends obtaining an AED (defibrillator) and will provide purchase recommendations.
- Pool monitor job description will be posted for hiring in March.
- Chemical controller conversion is almost complete. Chemical room fans were repaired.
- We are getting bids to replace the corroded door of the chemical storage room.
- Pool grates in the pool entry have been purchased and will be installed prior to pool opening.
- A proposal for the bucket pole to be repainted was obtained.

#### **Fence staining and repair**

- Fence repair for all District-owned locations on our list are complete with one repair exception currently in progress.
- 2022 Fence staining will include between 5,000-8,000 linear feet of fence. A fence staining map will be provided to the Common Area Committee and Board for proposal.

#### **Piney Creek Trail connection**

- City of Aurora has approved the trail connection in the first phase.

#### **Gartrell Tunnel Railings**

- Project to install handrails over the tunnel is underway.
- Material will be ordered after Board approval.
- Installation will be completed when weather allows.

#### **Retention/detention ponds**

- RTS has been contracted to complete the repairs, upgrade and maintenance of the detention ponds and drainage system. Pond remediation work will begin as temperatures allow.
- The first pond work to be completed will be on Pond 5 in the Vistas area so that the required City of Aurora inspection can be completed.

- RTS will provide an additional proposal for the drop structure and trickle channel maintenance once they can view the system in the spring.

### **Gas feature safety in parks**

- We have purchased a surveillance camera to be placed at Watering Hole Park facing the pizza oven feature. The camera uses 4G cellular network to make footage viewable online and stores data on an internal SD memory card. The camera is powered by a small solar panel.
- Ms. Innes spoke with Adam Johnsen, a safety management consultant at the Colorado Special Districts Property and Liability Pool. He is not aware of other communities or districts operating gas-powered features in publicly accessible outdoor areas, with the rare exception of an outdoor firepit or fireplace next to a facility, usually fenced off from the public. He suggested good signage (a 'sign waiver') in a place that is visible when turning the features on. He offered to visit the community to further evaluate our risk and mitigation if we wish to bring either the pizza oven or outdoor fireplace back to operation.

### **Playground equipment replacement**

- We have received 2 playground proposals and awaiting one more. A report to compare proposals will be presented at the next Common Area Committee meeting.

### **Mapping**

- We are working to map existing district and developer dog stations and trash receptacles.
- We're creating special maps for our vendors to show locations of replacement trees and areas where fence will be re-stained in 2022.
- Water meter map had some inconsistent addresses, Brookfield is working on corrections. We will add electrical meter locations once we receive the corrected copy.

### **Adopt a Tree**

- Pricing and application information was posted on the website and sent to residents via eBlast.

## **DEVELOPER ACTIVITY**

### **Tract turnover**

- Filing 15 & 17 manicured areas only are the only filings in current consideration for turnover.
- The inspection and discussion process for more filings will begin after June 1st, 2022.

### **Developer construction activity in District areas**

- Janelle Kelley from Brookfield Properties is hosting 30-minute Developer Update sessions prior to each Board meeting. The last part of the session is reserved for Q&A with residents.
- Construction is still delayed on the improvements at Pathfinder Park and creation of the Happy Tails dog park, due to city permitting requirements.

- Construction has started on the soft surface trail in the open space on the eastern edge of the development (near the Xcel easement).
- Improvements close to the new roundabout at Gartrell are underway: irrigation repairs, installing a concrete trail, and installing landscaping (trees & shrubs).
- Work has begun on the concrete trail behind the Hops Garden to connect to Inspiration Lane. Landscaping will be installed once the new trail has been completed. Progress will resume as weather conditions allow.

### **Snow Removal**

- Our maintenance tech completed 25 hours of snow removal for the District in February, complementing BrightView's services, and sometimes replacing those services. He did detail work, ice and snow control at mailbox areas, trouble area monitoring and removal of accumulation.