

MINUTES OF THE MEETING OF THE RESIDENTIAL
IMPROVEMENT GUIDELINES COMMITTEE OF
INSPIRATION METROPOLITAN DISTRICT
Held: Wednesday, January 19, 2022, 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:

Jared Berge
Chris Bolz
Terry Davis
Terry Nguyen
Steve Powers
Allen Schubert (Chair)
Holly Svetz (Board Liaison and Secretary)
Glen Templin
Courtney Thomas (Vice Chair)
Chuck Wagner

Absent was: Joyce Adams.

Also present were Sharon Sulzle and Dara Watson of AMI.

Call to Order

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

Agenda Approved

The Agenda was reviewed and unanimously approved.

December Minutes

The December minutes were reviewed and unanimously approved.

Board Report

Ms. Svetz discussed the Committee's prior decision not to enforce any resident behaviors for which the City or County have enforcement agencies, to include animal services, street parking, noise and nuisance complaints.

Trash Bins

Ms. Svetz addressed the CC&Rs requirement to put trash bins out no later than 5 am of the day of pick up, which conflicts with the Guidelines, which say bins may be put out the night before. Since a change to the CC&Rs is

nearly impossible, the Board is using its discretion to not enforce the 5 am requirement, which is out of step with nearly every community. After discussion, the Committee agreed that trash bins can be put out 24 hours before pick up and should be taken back in 24 hours after pick up. The Committee advised Ms. Sulzle that enforcement should occur outside of those times.

Compliance Report

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

Ms. Sulzle sought guidance from the Committee regarding enforcement of weeds in winter months. After discussion, the Committee agreed that weeds visible from the street (particularly the tall weeds Ms. Sulzle identified) should still be cause for a covenant enforcement in winter months.

Ms. Sulzle said she has contact with City of Aurora Waterwise program personnel who would like to sponsor a walking tour and meeting regarding converting sprinklers to drip on June 16 and 23 at 5:30.

PUBLIC COMMENT

None.

Deck Extension

The Committee discussed a resident who has submitted a design request to join his two separate second level decks. The Committee agreed that all supporting posts must be of the specified redwood or cedar material and the posts must be wrapped with either stone or wood painted an exterior color of the home in the same manner all the way across.

Indoor and Outdoor Fireplaces

Ms. Schubert wanted the Committee to understand that it has no authority over indoor fireplaces, but the Guidelines cover outdoor fireplaces.

Lighting Guidelines

After significant discussion regarding a concept outline prepared by Mr. Schubert, the Committee agreed that Mr. Schubert and Mr. Bolz should draft a comprehensive outdoor lighting Guideline. Ms. Svetz and Mr. Nguyen agreed to further explore a brightness measurement process.


The Committee agreed that committee members would drive around portions of the community and take note of exterior lighting that they feel should be discussed by the Committee.

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


Holt Kinnick Svetz (Feb 21, 2022 12:16 MST)
