

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

Held: Tuesday, March 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

Absent:
Sandi Thomas
Dennis Colwell

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, Public Alliance, LLC; Sharon Sulzle, Advanced Management (AMI).

The following members of the public were in attendance:

Theresa Blumberg, Mike Borman, Alisa Brayman, Eileen Brown, Sandra Budden, Karen Chambers, Rick Coldsnow, Ingrid DeGreef, Denise Dittman, Jeff Dittman, Joe Ducey, Jeanette Eirich, Debbie Hardesty, Gary Knoller, Jody Knoller, TJ LeGare, Doug MacCarthy, Sharon Macway, William Marble, Tracy Nichols, Tom Norton, Nancy Osborne, Sam Osborne, Russ Paper, Brenda Patrick, Mike Patrick, Steve Powers, Gary Scott, Peter Schreck, Allen Schubert, Dave Svetz, Courtney Thomas, William Thomas, Yolanda Treviso, Barbara Tung, Shelli Wolf.

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 Curtiss and seconded by Director Smith, the Board unanimously excused the absences of Directors Thomas and Colwell.

The Directors and consultants introduced themselves to the public.

**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

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. Following discussion, and upon a motion duly made by Director Curtiss and seconded by Director Smith, the Board unanimously approved the agenda as presented.

Public Comment

Rick Coldsnow addressed the Board regarding the proposal by Quintessence Design, and the architect's experience since her resume noted her experience in designing interior commercial spaces. Mr. Beckman assured Mr. Coldsnow that Ms. Grant comes highly recommended. Director Svetz explained that other experts will be engaged as necessary through the design process.

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 February 8, 2022 Regular Meeting Minutes.
 - Approved the Finance Committee Minutes from January 3, 2022.
 - Approved the Common Area Committee Minutes from January 18, 2022.
 - Approved the Residential Improvement Committee Minutes from January 19, 2022.
 - Approved the Social Committee Minutes from January 20, 2022.
 - Ratified the Independent Contractor Agreement with Foothills Paving and Maintenance, Inc. for Parking Lot Maintenance and Sealing
 - Ratified the Resolution Appointing Member to the Residential Improvement Committee.
 - Ratified the Resolution Appointing Member to the Finance Committee.
 - Ratified the 5th Addendum to the Independent Contractor Agreement with BrightView Landscape Services, Inc. ("BrightView") for Dog Boxes and Lending Libraries.
 - Ratified the Independent Contractor Agreement with
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Commercial Fence and Iron Works, Inc. for Fence Installation

- Ratified the First Addendum to the Independent Contractor Agreement with Front Range Recreation for Pool Chemical Controller Repair and Installation.

Following discussion and review, upon a motion duly made by Director Curtiss seconded by Director Smith and, upon vote unanimously carried, the Board approved the Consent Agenda as presented.

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 reported that Public Alliance had purchased a John Deere "Gator" utility maintenance vehicle that will be equipped with a snowplow. Delivery of the vehicle is delayed until mid-May, despite what was initially promised when ordering the vehicle. Public Alliance has also purchased a snow-blower for the District and has leased a storage container currently located in the Inspiration Club parking lot.

He then reported that Public Alliance is working with Xcel Energy to consolidate the District's accounts to one bill, and has been made aware of a new application for water management that gives real-time data and notifies the user of leaks and high usage.

Mr. Beckman then updated the Board regarding the scheduling of Douglas County Commissioner, Abe Laydon, who is tentatively scheduled for a question-and-answer session on May 10, 2022 at 5 pm via Zoom.

Resident Relations

Ms. Innes provided a Resident Relations overview. She noted that there were 78 inquiries for the month, and three eBlasts were sent. She further noted that there is an upward trend in Park Shelter Reservations. Director Svetz recommended that Ms. Innes mention in an eBlast that reservation information, and booking are available via the website.

Landscaping and Facilities Management

She then provided the following updates:

- BrightView has installed a portion of the smart-control irrigation hardware, Public Alliance will install the final 10%.
 - Public Alliance has applied for the City of Aurora's Large Property Irrigation Variance program in order to take
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advantage of fewer irrigation restrictions and to take advantage of water saving irrigation upgrades.

- The swimming pool vendor has recommended that the District purchase an Automated Exterior Defibrillator (“AED”) machine for the swimming pool, and Public Alliance will look into pricing and reimbursement under the Colorado Special Districts Property and Liability Pool, Safety Grant Reimbursement Program.
- The Gartrell Tunnel sidewalk will be closed for installation of the handrail at a date to be determined.
- A camera for has been received for installation in close proximity to the gas features in the park.

Ms. Innes noted that she had been in contact with the District’s insurance provider and has requested an independent security and safety review regarding the District’s gas features and security systems.

Director Smith inquired about a “check-out system” for use of the gas-fired amenities, and Ms. Innes explained that such a system would likely require staffing, or use the pool’s staff which is only available until 8 p.m., therefore other solutions are still being sought.

Community Center

Mr. Beckman presented the Independent Contractor Agreement for Quintessence Design Group, LLC to the Board for their consideration and recommended their approval. Director Curtiss discussed the process for permitting through the City of Aurora, and the requirement of a conceptual design and site plan as a starting point.

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 Independent Contractor Agreement with Quintessence Design Group for phase one of the Community Center.

Director Smith noted that he has concerns about the amount of parking, and it was explained that there is plenty of time for those discussions before the design is finalized.

*Community Center
Committee*

Discussion ensued regarding the formation of a Community Center Committee. Director Curtiss noted that he envisions something slightly larger than the District’s normal Committees, with a Board liaison and representatives from each of the four District Committees, as each Committee’s interests will be represented in the Community Center. He explained that it will most likely take several years to design and construct the building. Through the

process the Board may cycle through a few times, and having the stability of the Committee will keep things on track.

Director Smith noted that he loves the idea of ongoing community input.

Director Svetz stated that she strongly encourages individuals with current or past experience in design or construction to volunteer so that expertise from within the community is incorporated into the process.

Following discussion and review, upon a motion duly made by Director Svetz, seconded by Director Smith and, upon vote unanimously carried, the Board moved to form a Community Center Committee and have a charter prepared by counsel for the April Board Meeting.

Masterful Masonry

Mr. Beckman presented a proposal from Masterful Masonry to the Board for masonry repairs to retaining walls, areas by the pool, and the vandalism damage to firepit. Mr. Beckman noted that he has worked with Masterful Masonry in other Districts and recommends them. Discussion ensued regarding the necessity of repairing the damage to the firepit versus making modifications to permanently decommission the firepit.

Ms. Warner expressed concern that vendors are in short supply and are booked into the future. She recommended approving the work as soon as possible

Following discussion and review, upon the motion duly made by Director Curtiss, second by Director Smith and, upon vote unanimously carried, the Board approved the proposal by Masterful Masonry with the caveat that Masterful Masonry will explore other options for the firepit for an amount not to exceed \$1,226.00.

Director Svetz acknowledged that Mr. Mack from Public Alliance has spent a considerable amount of time on snow removal recently and expressed gratitude for the service performed.

Residential Improvement Updates

Residential Improvement Committee Update

Mr. Schubert presented his update to the Board. He reported that he believes the Committee is doing an excellent job of keeping up with approval requests. The Committee is currently focused on exterior lighting. Members of the community have expressed confusion on social media regarding regulations, so the Committee has addressed these issues in proposed revisions. Key among the

recommendations is a requirement for approval of non-builder installed lighting. Mr. Schubert noted that the proposed revisions support Douglas County's Dark Sky Initiative. Examples of acceptable options for exterior lighting are included in the recommendations. Proposed changes would also require soft white and low wattage lighting options. Discussion ensued regarding reasonable parameters for outdoor and holiday lighting.

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 proposed revisions subject to clarifying section 4.34 on landscaping bed lighting.

AMI Update

Ms. Sulzle reviewed her report with the Board. She noted that there were 41 new requests this month, 121 newly created violations, and 132 violations still open. Thirty of those violations are for holiday lighting still displayed, and some are for trash cans being left out, which happens more frequently this time of year because of snowstorms. There were \$175 in fines this month.

Social Updates

Social Committee Update

Ms. Innes reviewed the update with the Board. She noted that the event calendar has been finalized. She announced that if anyone had suggestions for food trucks to let Public Alliance know as she will soon begin booking them. She noted that next summer there will be no dedicated "Food Truck Nights" due to the food trucks' lack of dependability, but rather there will be food trucks scheduled to come to other events.

Common Area and Landscaping Updates

Common Area Committee Update

Director Curtiss presented the update to the Board. He reported that the plan amendment for the trail connection project was approved by the City of Aurora ("the City"). The Committee is currently working with Kinder Morgan for a gas line easement, and Creekside Homeowners Association is working with the City on necessary easements to complete the project. Construction is tentatively set to begin in spring or summer.

Director Svetz asked if there would be "Resident Only" parking on the cul de sac at the trailhead in Creekside Eagle Bend in response to its resident's objections, and Director Curtiss clarified that the residents living on the cul de sac had requested it be a "No Parking" zone, which was granted by the City.

Proposal from Front Range Recreation

Director Curtiss presented the proposal from Front Range Recreation for painting at the swimming pool to the Board. He

noted that this is for painting the bucket pole at the Inspiration Club pool.

Following discussion and review, 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 paint the bucket pole at the Inspiration Club for \$1,150.

2022 Tree Replacements

Director Curtiss reviewed the tree replacement proposal with the Board. He noted that the proposal includes 32 deciduous and 45 evergreen trees identified in the comprehensive list prepared by Kevin Buehner. This will replace most dead trees in the District. He noted that the Committee is not recommending that the trees on Gartrell Avenue be replaced until more research can be done into why those trees are not surviving. He noted that this proposal is within the budget at \$76,580.66, and includes a lifetime warranty.

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 BrightView to replace 77 trees.

Simcoe Services, LLC

Director Curtiss presented the proposal from Simcoe Services, LLC to the Board for their review. He noted that Simcoe was a great vendor last year and thanked Public Alliance for helping the District find quality vendors. He stated that the goal was to have Simcoe perform 8,000 linear feet of fence work at \$7/linear foot, and the maintenance technician perform 2,000 linear feet.

Following discussion and review, upon a motion duly made by Director Svetz, seconded by Director Smith and, upon vote unanimously carried, the Board approved the proposal from Simcoe Services, LLC for fence maintenance.

BrightView Contract Tasks

Director Curtiss noted that based on Common Area Committee research the District will not mow native grass throughout the season, and the savings on mowing can be applied to weed mitigation. Discussion ensued regarding weed control, and different options for getting native to thrive. There was consensus on the Board that the savings be spent on weed mitigation, but no Board action was taken at this time.

HydroSystems- KDI

Ms. Warner presented the proposal from HydroSystems-KDI to the Board for their consideration. She reported that this proposal will be above and beyond what BrightView has the capability of, and will include training for Public Alliance employees to be able to do what HydroSystems does on an ongoing basis.

Mr. Beckman added that it includes five months of irrigation oversight and monitoring by the premier irrigation specialist in the area. He noted that HydroSystems are experts at programming smart controllers, which the District has but are currently under-utilizing, and which will be key to realizing meaningful savings.

Following discussion and review, upon a motion duly made by Director Svetz, seconded by Director Smith and, upon vote unanimously carried, the Board approved the proposal from HydroSystems-KDI for irrigation consulting and water management.

Finance Updates

Finance Committee Update

Mr. Paper reviewed his update with the Board. He reported that the financial statements only include January. He noted that the Committee is in the process of compiling a master list of the District's contracts. Once the list is compiled it will be posted to the District's website. The Committee is also currently working on managing funds in accordance with the Reserve Study.

Unaudited Financial Statements

Mr. Paper reviewed the unaudited financial statements for the period ending January 31, 2022 with the Board. He noted that there was nothing out of the ordinary or unexpected in the statements.

Following review, upon a motion duly made by Director Svetz, seconded by Director Smith and, upon vote unanimously carried, the Board approved the unaudited financial statements as presented.

Payment of Claims

Mr. Paper reviewed the claims list with the Board.

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

Bond Requisition 2

Mr. Beckman reviewed the requisition with the Board.

Following discussion and review, upon a motion duly made by Director Svetz, seconded by Director Curtiss and, upon vote unanimously carried, the Board ratified the Requisition 2 to the Subordinate Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds Series 2021B in the amount of \$26,242.06, to be spent on the snowblower and utility vehicle.

Director Curtiss asked if bond money can be used for any capital purpose, and Mr. Beckman and Director Svetz both agreed that pursuant to conversations with the District's accountant, it can be.

Legal Updates

May 3, 2022 Election

Ms. Hartung announced that four self-nomination forms were submitted for two seats on the Board of Directors, triggering an election. White Bear Ankele and Tanaka is moving forward with the election preparation process.

Director Svetz and Ms. Innes reviewed a form that will be posted on the website for candidates to share a few details about themselves if they wish.

*Tract 15 and 17
Conveyance*

Ms. Hartung noted that the documents are nearly finished, but the exhibits submitted by the developer are not in complete conformance with the property the District is willing to accept. Director Curtiss noted that Ms. Hartung and Mr. Beckman have been great advocates for the district in the discussions with Brookfield.

Director Svetz asked about the status of the District receiving possession of the logo once the development reaches buildout.

Following discussion, the Board directed Ms. Hartung to request a license agreement from the developer that would allow the District to utilize the INSPIRATION mark at no cost and for the transfer to occur automatically at the end of the current registration period in 2025 or sooner if development is completed in the community earlier than 2025.

New Business

There was no new business.

Adjournment

Upon a motion duly made by Director Svetz, seconded by Director Curtiss, and upon vote unanimously carried, the meeting was adjourned at 7:48 p.m.

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

Secretary for the Meeting
