

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

Held: Tuesday, April 12, 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, Public Alliance, LLC; Sharon Sulzle, Advanced Management (“AMI”); Shawn Wissel, Contour Services/Brookfield Properties; Jeff Smith, Altitude Law, for a portion of the meeting; executive session only.

The following members of the public were in attendance:

Allen Schubert, Barbara Tung, Bob LeGare, Courtney Thomas, Dave Svetz, David Besel, Debbie Hardesty, Debra Hessler, Jeanette Eirich, Jeff Tellock, Karen Chambers, Mark Berkstresser, Michael Derose, Mike Borman, Peter Schreck, Rick Coldsnow, Rea Heatherington, Sally Van Der Kamp, Bruce Van Der Kamp, Sandra Budden, Sharon Macway, Teresa LeGare, Travis Krabbenhoft, Yolanda Treviso.

Call to Order

It was noted that a quorum of the Board was present, and the meeting was called to order at 5:30 p.m. Upon a motion duly made by Director Svetz and seconded by Director Colwell, 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 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. The following items were added: A renewal application to the Residential Improvement Committee, an update on the Piney Creek Trail Connection Project, and an Executive Session Item, to add discussion with Special Counsel regarding a foreclosure action for account number 730683. In addition, the Temporary License Agreement with Nash Inspiration was moved to follow Public Comment. Following discussion, and upon a motion duly made by Director Curtiss and seconded by Director Colwell, the Board unanimously approved the agenda as amended.

Public Comment

There was no comment from members of the public.

Temporary License Agreement with Nash Inspiration

Director Curtiss reviewed the Temporary Maintenance License Agreement with Nash Inspiration, LLC for Tracts 15 and 17, Manicured Areas with the Board. He explained the intent of the agreements to transfer the maintenance of the manicured areas in Tracts 15 and 17 to the District. He recommended that the agreements be approved subject to the addition of an agreed upon water allocation.

Director Svetz noted that this Agreement properly reflects what was agreed to at the walk-through inspection that occurred last summer.

Upon a motion duly made by Director Svetz, seconded by Director Colwell and, upon vote unanimously carried, the Board approved the Temporary License agreement subject to legal counsel adding a provision about the water allocation between the District and Nash Inspiration, LLC once that allocation is decided upon by the parties.

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 Colwell, and upon vote unanimously carried, the Board took the following actions:

- Approved the March 8, 2022 Regular Meeting Minutes.
 - Approved the Finance Committee Minutes from February
-

7, 2022 and March 7, 2022.

- Approved the Common Area Committee Minutes from February 15, 2022.
- Approved the Residential Improvement Committee Minutes from February 16, 2022.
- Approved the Social Committee Minutes from February 17, 2022.
- Ratified the Short Form Independent Contractor Agreement with Masterful Masonry for cultured stone repair.
- Ratified the Second Addendum to the Independent Contractor Agreement with Front Range Recreation for painting at the swimming pool.
- Ratified the Sixth Addendum to the Independent Contractor Agreement with BrightView for the replacement of trees.
- Ratified the First Addendum to the Independent contractor Agreement with Simcoe for fence repairs.
- Ratified the First Addendum to the Independent Contractor Agreement with HydroSystems-KDI for irrigation consulting and water management.
- Ratified the March 8, 2022 Revisions to the Residential Improvement Guidelines.

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 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 a preliminary planning meeting with the City of Aurora (“the City”) is scheduled for 10:30 a.m. on April 28, 2022 to discuss the site plan and conceptual design of the Community Center. He noted that the purpose of the meeting is to receive feedback from the City on the preliminary design regarding code requirements and recommended best practices moving forward with the project. He expects to have representatives from the District including members of the Board and Committees, as well as Ms. Urban with Brookfield Properties (“the Developer”) and Jennifer Grant, the District’s Design Architect in attendance.

Director Curtiss inquired if it could be posted as a Board Meeting so that all Board Members could attend, and it was decided that Public Alliance would post it as a Special Meeting and prepare an agenda for the Special Meeting.

Mr. Beckman updated the Board on the equipment purchases. He noted that Public Alliance purchased a small John Deere maintenance vehicle, or "Gator," with a snowplow, in addition to a pressure washer, a snow blower, and a gently used John Deere tractor which includes a snowplow, mower, and cart. These purchases total \$42,734.00, leaving a balance of \$7,266.00 of the \$50,000 the Board authorized for equipment purchases. Mr. Beckman noted that it was originally anticipated that the District would purchase a storage container for equipment, however renting the container was found to be more economical, so the container is being rented at a rate of \$65 per month instead.

Mr. Beckman reported that Public Alliance is preparing a spreadsheet to track projects which will be shared with the Board and Committees on an ongoing basis.

Resident Relations

Ms. Innes provided a Resident Relations overview. She reported that there were 131 inquiries for March, and six eBlasts were sent. She noted that terra-seeding was performed by the Developer in certain areas, but there were few complaints as the Developer provided sufficient notice and the material did not seem to drift onto private property.

Ms. Innes then reported that many updates have been made to the website, including to the election page with a candidate question and answer section.

*Landscaping and
Facilities Management*

Ms. Innes provided the following Landscaping and Facilities updates:

- Fertilizer has been applied to turf grass.
- Spring replacement trees will be planted soon.
- BrightView will install mulch rings with the new trees.
- HydroSystems, working with Public Alliance, is preparing to update irrigation controllers.
- The bucket pole water feature is being painted at the Inspiration Club swimming pool.
- Discolored pool grates are being replaced.
- The new chemical controller system will be tested and put into operation once the swimming pool is filled.
- The Gartrell tunnel safety railings are currently being installed.

*Proposal, Vortex Industries,
LLC*

Mr. Beckman explained that the storage room door at the Inspiration Club needs replacement due to excessive corrosion. He noted that the proposal from Vortex Industries, LLC, includes the door itself, the door frame, and the installation.

Director Colwell inquired about a warranty on the door. Mr. Beckman stated that the door comes with a standard five-year warranty.

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 from Vortex Industries, LLC for the replacement of the storage door at the Inspiration Club.

*Resolution Concerning
District Management
Authorization for
Expenditures*

Mr. Beckman presented the Resolution to the Board. He noted that questions were brought up in a Common Area Committee Meeting regarding Management's ability to authorize expenditures. He explained that the Resolution authorizes Management to make expenditures up to \$5,000 per expenditure, and up to \$20,000 per month, except in case of emergency.

Director Svetz asked for clarification in section 1(ii) of the resolution, noting that contracts do not require review by general counsel, the District's accountant, the District Manager, *and* the engineer, etc. Ms. Hartung explained that it was supposed to be review by one of those and not all, but that could be clarified.

Following discussion, upon a motion duly made by Director Svetz, seconded by Director Smith and, upon vote unanimously carried, the Board approved the Resolution as amended.

District Credit Card

Director Svetz inquired about the Board's prior approval of a District credit card and asked for an update.

Mr. Beckman reported that CliftonLarsonAllen ("CLA") recently sent an updated agreement which has been signed and is being processed. He noted that it has a credit limit of \$5,000.

*Pull Out Area Off of
Gartrell*

The Board discussed moving the fire road chain and removing the asphalt in the pull-out area. Director Svetz suggested adding these modifications to the area to the budget for 2023. Ms. Warner stated that she has asked for no dumping and no parking signage for this area.

*Automated External
Defibrillator*

Mr. Beckman noted that an automated external defibrillator ("AED") device is recommended by Front Range Recreation for the pool at the Inspiration Club, and suggested that it may be partially covered by the Special District Property and Liability Pool's Safety Grant program. Discussion ensued regarding the number of units necessary and required training.

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 purchase of an AED for an amount not to exceed \$2,407.77, and directed Public Alliance to coordinate procurement of the device.

**Community Center
Updates**

*Resolution Approving the
Community Center
Committee Charter*

The Board discussed the Charter for the Community Center Committee. that the Board discussed the duration of the terms for the Committee members. Director Curtiss proposed that the Committee members' terms be for the duration of the project.

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 Charter for the Community Center Committee as amended.

Director Svetz recommended that the Committee consist of a representative from each of the standing Committees as well as residents with specific expertise.

*Committee Applications
Submitted by Rick Forsman,
Rick Coldsnow and David
Besel*

The Board reviewed the applications. It was noted that each applicant has relevant experience in planning and / or engineering.

Upon a motion duly made by Director Svetz, seconded by Director Curtiss and, upon vote unanimously carried, the Board appointed the Rick Forsman, Rick Coldsnow, and David Besel to the Community Center Committee.

It was noted that each standing Committee should nominate a member as a liaison to the Community Center Committee at their next meeting.

**Residential Improvement
Updates**

*Residential Improvement
Committee Update*

Mr. Schubert presented his update. He reported that the Committee is seeing the typical spring influx of submittals for improvements such as landscaping. He recommended that the next e-blast include an explanation of how to submit a request to the Committee.

Application of Chris Bolz

Following discussion and review, upon a motion duly made by Director Svetz, seconded by Director Colwell and, upon vote unanimously carried, the Board approved the application of Chris Bolz for appointment to the Residential Improvement Committee.

AMI Update

Ms. Sulzle reviewed her report with the Board. She noted that there is a high volume of applications being processed, and she is handling some herself and forwarding those that require additional review to the Committee. She reported that there were 69

violations in March, 55 resolved, and \$550 in fines collected for the month.

Social Updates

Social Committee Update

Ms. Innes reviewed the Social Committee update with the Board. She reported that the first event for the year, the Spring Fling/egg hunt is upcoming. More than 250 children have signed up. She further reported that there will be swim lessons this summer provided by Front Range Recreation. Free yoga classes will also be available this summer.

Mr. Heatherington then announced that at the upcoming egg hunt event there will be prizes for the best dressed children. Also, a New Resident Welcome event is being planned. He then advised the Board and the public that Committee Members and event volunteers are needed.

Resident-formed clubs

Ms. Innes reported that the website has been updated with a page for Resident-formed clubs. She noted that the Social Committee is encouraging Resident Clubs, however neither the Committee nor Public Alliance endorse or manage the clubs, as they are self-governed. She provided instruction for contacting the coordinator for details.

Common Area and Landscaping Updates

Common Area Committee Update

Mr. Berkstresser presented his report to the Board. He noted that Mr. Buehner and Mr. Mack have marked the trees scheduled for replacement this year. Also, the eight pet waste stations previously approved by the Board are not yet installed, however the post-holes have been augured. He then reported that pond clean-up has begun.

Play Structure Replacement

Mr. Janca presented proposals from MVP Playgrounds and Recreation Plus, along with the Resident Preference Survey of color palette and equipment layout, to the Board. He reported that delivery of the new play structure materials will take approximately twenty-one weeks. Demolition of the existing play structure and installation of the new structure is expected to take approximately two weeks. He advised the Board that the Developer will install a shade sail for the area. Mr. Janca explained that replacement is required due to recommendations by the District's third-party inspector. The equipment has been deemed safe, but is at the end of its useful life.

Mr. Jeff Tellock inquired about the longevity of the new structure. Mr. Janca explained that the current structure is wood, and the new structure is fiberglass, which will stand up to the elements more effectively and have a longer life. The actual projected life is unknown, but is included in the District's Reserve Study.

Upon a motion duly made by Director Curtiss, seconded by Director Svetz and, upon vote unanimously carried, the Board approved the purchase of a new structure, Option 2 on the Resident Survey, Lounging Leopard, in either Tree House or Forest color scheme, depending on which can be delivered sooner, or Tree House if they have the same lead time.

Pickle Ball

Director Curtiss discussed restriping the tennis courts for pickle ball, due to resident interest. He explained the concern about the noise created by pickle ball. Resident Michael DeRose addressed the Board regarding noise studies he has read, and noted that there are hundreds of lawsuits nationally on this issue. He requested that the Board not restripe the courts for pickle ball. Ms. Innes reported that invitations were sent to residents in close proximity of the tennis courts to attend the Board Meeting to participate in the discussion, but only Mr. DeRose joined the discussion. Director Colwell noted that he would like to discuss the matter further at the next Board Meeting in order to allow additional resident discussion.

*Piney Creek Trail
Connection Project*

Director Curtiss updated the Board on the progress of the Piney Creek Trail project. He reported that final submittal for permits should happen within the next few weeks. As part of the permitting process, it was discovered that some of the property owned by the Developer was recently turned over to the City so a license agreement for their portion of the tract is now in progress.

Finance Updates

Finance Committee Update

Mr. Schreck reviewed his Finance Committee update with the Board. He reported that the Committee expects that the Audit will be ready for approval in May. He noted that a long-range financial analysis of the District is in process. He reported that the Committee is working on a master list of contracts and will post it to the website. Director Colwell added that the Financial Dashboard the Committee has been working on is expected to be ready for review at the next meeting.

*Unaudited Financial
Statements*

Director Colwell reviewed the unaudited financial statements for the period ending February 28, 2022 with the Board.

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

Payment of Claims

Director Colwell reviewed the claims list with the Board.

He noted that there is an ongoing conversation with Ms. Jones at CLA, the District's Accountant, regarding the correct classification of projects if they are eligible expenses against bond proceeds.

Discussion ensued regarding the irrigation update and the classification as an eligible expense for bond proceeds being complicated by a rebate from the City.

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

Mr. Beckman noted that CLA has sent a new contract that will be on next month's agenda for consideration.

Legal Updates

May 3, 2022 Election

Ms. Hartung announced that ballots for the May 3, 2022 Directors Election were mailed to residents yesterday, and are due by 7:00 p.m., Tuesday, May 3, 2022. She noted that there is a drop-off location at the White Bear Ankele and Tanaka ("WBA") office at 2154 East Commons Avenue, Suite 2000, Centennial, 80122, which will be open until 7:00 p.m. on Election Day. She stated that her recommendation is for residents choosing to mail their ballot do so as soon as possible, as delivery by the Post Office cannot be reliably predicted. The Board discussed the possibility and logistics of a ballot drop-off location within the District. The Board did not opt for an in-District drop off location due to logistical challenges, and requested that Public Alliance encourage timely completion and mailing of completed ballots in upcoming Eblasts.

No action was taken by the Board.

SARIA Bonds

Ms. Hartung reported that work is being done in connection with the bonds being issued by the South Aurora Regional Improvement Authority ("SARIA"). She reviewed the fee charged by WBA which is scheduled to be paid from the Cost of Issuance of the SARIA refinancing. Director Curtiss reiterated that the Cost of Issuance from the refinancing is scheduled to be paid by the Cost of Issuance and there will be no charge to the District. Ms. Hartung noted that Director Thomas is the District's Liaison to the SARIA Board. Director Curtiss noted that the Board would like to appoint a new liaison to replace Director Thomas since she will not be on the Board after May 3, 2022, and the Board directed counsel to inquire with SARIA about appointing a new liaison.

Special Counsel

The Board discussed the need for Special Counsel for intellectual property in the matter of the Inspiration Trademark. Director Svez

requested that it be added to discussion as an item for the 2023 Budget.

Executive Session

As there was no other business on the agenda, the members of the public left the meeting at this time.

Upon motion of Director Svetz, seconded by Director Curtiss, and upon an affirmative vote of at least two-thirds of the quorum present, the Board convened in executive session at 7:55 p.m. for the purpose of receiving legal advice from Special Counsel pursuant to §24-6-402(4)(b), C.R.S. regarding proceeding with a foreclosure action, and for the purpose of receiving legal advice from General Counsel pursuant to §24-6-402(4)(b), C.R.S. and determining positions relative to matter that may be subject to negotiations, related to the ownership and maintenance of Detention Pond No. 6 pursuant to §24-6-402(4)(e), C.R.S.

Pursuant to § 24-6-402(2)(d.5)(II)(B), C.R.S., no record will be kept of the portion of this executive session that, in the opinion of the District's attorney, constitutes privileged attorney-client communication pursuant to § 24-6-402(4)(b), C.R.S.

Also pursuant to § 24-6-402(4), C.R.S., the Board did not adopt any proposed policy, position, resolution, rule, regulation or take formal action during execution session.

The Board reconvened in regular session at 8:45 p.m.

Other Business

Following Discussion and review, upon a motion duly made by Director Curtiss, seconded by Director Smith and, upon vote unanimously carried, the Board decided to proceed with foreclosure against account number 730683, by first sending notification stating that the owner of account has until June 1, 2022 to pay their bill as the District has authorized foreclosure in accordance with the Resolution.

Following discussion and review, upon a motion duly made by Director Svetz, seconded by Director Curtiss and, upon vote unanimously carried, the Board moved to amend the District's Resolution on Foreclosures so that each individual account will be reviewed by the Board prior to foreclosure.

The Board received advice on Detention Pond 6 in the executive session but no action was taken.

Adjournment

Upon a motion duly made by Director Svetz, seconded by Director Curtiss, and upon vote unanimously carried, the meeting was adjourned at 8:49 p.m.

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

DocuSigned by:

Holly Emrick Svets

Secretary for the Meeting

Pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., I attest that, in my capacity as the attorney representing the Inspiration Metropolitan District, I attended the executive session meeting Inspiration Metropolitan District convened at 7:55 p.m. on April 12, 2022 for the purpose of discussing foreclosure matters with Special Counsel as authorized by Section 24-6-402(4)(b), C.R.S., and receiving legal advice from General Counsel as authorized by Section 24-6-402(4)(b), C.R.S. and determining positions relative to matter that may be subject to negotiations, as authorized by Section 24-6-402(4)(e), C.R.S relating to Detention Pond No. 6. I further attest it is my opinion that all of the executive session discussion constituted a privileged attorney-client communication as provided by Section 24-6-402(4)(b), C.R.S. and, based on that opinion, no further record, written or electronic, was kept or required to be kept pursuant to Section 24-6-402(2)(b), C.R.S. or Section 24-6-402(2)(d.5)(II)(B), C.R.S.

DocuSigned by:

Heather Hartung

Heather E. Hartung, Esq.



DISTRICT MANAGEMENT REPORT

To: Board of Directors, Inspiration Metropolitan District

From: Public Alliance Management Team

Date: April 7, 2022

MANAGER UPDATES

Inspiration Community Center: A preapplication meeting has been set with the City of Aurora to discuss the initial site plan and conceptual layout and uses of the future Community Center building. The meeting will be held on April 28, 2022. We anticipate having several representatives from the district in attendance including available Board Members and Community Center Committee Members, Jennifer Grant with Quintessence Design Group, Mr. Beckman and Ms. Warner from Public Alliance and Anastasia Urban with Brookfield Properties. At the meeting we expect get a clear idea of what information the City of Aurora will require in order to issue the required permits and allow the District to proceed with construction.

Equipment Purchase Update: At the February 8th Board meeting, Public Alliance was authorized to spend up to \$50,000 in order to acquire specific pieces of equipment necessary to better activate the district's maintenance operations. A summary of the equipment purchased to date is as follows:

Item	Cost	Total	Balance
Board Authorization as of February 8, 2022			\$ 50,000.00
John Deere Gator Utility Vehicle with Plow	\$ 24,042.00	\$ 24,042.00	\$ 25,958.00
Pressure Washer Skid	\$ 3,732.00	\$ 27,774.00	\$ 22,226.00
Snow Blower	\$ 2,200.00	\$ 29,974.00	\$ 20,026.00
John Deere Tractor, Plow, Mower, and Cart	\$ 12,760.00	\$ 42,734.00	\$ 7,266.00

Expense Tracking: Public Alliance is in the process setting up a spread sheet to track capital expenditures and expenses associated with projects which may or may not fit within a single fiscal year. The data will be actively shared with the Finance Committee and Board. We expect to present summary information at the May 10th Board meeting.

RESIDENT RELATIONS

Fielded 131 inquiries during December in the following categories:

Amenities	33	Developer	9	Snow Removal	5
Billing	9	Events	8	Title / Realtor	2
Builder	5	General	4	Trash	7
Common Area	18	Landscaping	13	Website / eBlast	0
Compliance	5	New Resident	7		
Design Review	6			Total	131

Inquiry volume was at a normal level for the season. There were no significant issues in any of the categories listed above.

COMMUNICATIONS / WEBSITE

Sent 6 eBlasts with the following topics:

03/01/2022 - Event Schedule, Maintenance Equipment, Adopt-a-Tree

03/03/2022 - Terraseeding Starts Tomorrow

03/06/2022 - Board Meeting, Developer Update, Snowman Showcase Virtual Event

03/15/2022 - Terraseeding Schedule, Irrigation Conservation

03/23/2022 - Board Election Candidate Q&A, Spring Fling Egg Hunt Sign-Up

03/29/2022 - Playground Equipment Survey, Tennis Court Usage

Routine monthly updates to the website included minutes, agendas and meeting links for the board and committees, eBlast links, and monthly financial statement. The Election page was updated to include candidate Q&As. District contracts were uploaded to the website for access by the Finance Committee. Resolutions were updated on the website and cross-referenced to make sure none are missing.

EVENTS / SOCIAL PROGRAMMING

Booking food trucks to accommodate resident requests.

Gearing up for the first large event, the Spring Fling Egg Hunt on April 16th.

LANDSCAPING

Turf

- Fertilization was performed on all areas of manicured turf grass. Native grass does not receive fertilization treatments.

Trees

- The spring replacement tree order will be placed soon.
- Tree installation will occur when ground conditions permit.
- BrightView will be refreshing a portion of the tree mulch rings.

Water conservation and irrigation upgrades

- The irrigation hardware upgrades are fully installed.
- Air cards will be activated in April by John Keeson and Public Alliance.
- Participation continues in the large property variance program with the City of Aurora. This program allows the District to spread watering over the full week versus the allotted three days. Signs will be placed in early April.

FACILITIES AND COMMON AREA

Pool Preparation

- 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 complete and will be tested when the pool has been filled.
- The pool has been drained for cleaning and bucket pole painting.
- We are getting bids to replace the corroded door of the chemical storage room.- agenda
- Pool grates in the zero-grade entry will be installed in April.

Fence staining and repair

- Fence repairs have been completed and new repairs will be completed by JM or Simcoe.
- Fence staining will resume in designated areas after irrigation has been activated (for power washing) and as weather permits.

Piney Creek Trail connection

- The project manual has been started to facilitate the bidding process once the permits have been issued.

Gartrell Tunnel Railings

- 4/11 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

- Pond 5 major maintenance is almost complete.
- Annual maintenance has begun on all ponds.

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.

Masterful Masonry will be repairing the sides of the cultured stone on the damaged fire pits at the Hops Garden and Inspiration Club.

We will bring in a plumber to permanently cap the gas to the firepits, leaving the BBQ grill functional.

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.

Tennis Courts

Pickleball discussions continue regarding the possibility of striping one tennis court to serve an additional purpose of two pickleball courts and regarding noise levels of play. and

Repairs

- Retaining wall on Rockinghorse Parkway and Rocky Top was repaired after vehicle collision damage.
- Monument sign at Rockinghorse Parkway and Gartrell was repaired by Maintenance Technician to re-adhere the lettering.

Adopt a Tree

- Resident Adopt-a-Tree applications have been received, the application timeframe is now closed.
- BrightView will coordinate with each resident applicant.

DEVELOPER ACTIVITY

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.