

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

Held: Tuesday, April 28, 2022, at 10:30 a.m. via video conference

Attendance

The special 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
Dennis Colwell

Absent:
Sandi Thomas
Maurice Smith

Also present were:

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; Jen Grant, Quintessence Design Group, LLC; Anastasia Urban, Brookfield Properties, Inc.; Rick Forsman, David Besel, Rick Coldsnow; members of the Community Center Committee; Steven Gomez, Meg Allen, Cesarina Dancy, Mike Dean, Heather Lamboy, Andrew Niquette, Daniel Pershing, Megan Weikle, Roberta Bloom, Kristin Tanabe, and Jacque Chomiak; City of Aurora.

The following member of the public was in attendance:
Russ Paper.

Call to Order

It was noted that a quorum of the Board was present, and the meeting was called to order at 10:35 a.m.

**Conflict of Interest
Disclosures**

Director Svetz advised the Board that pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Director Svetz noted that she was informed 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. Director Svetz 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 Colwell, the Board unanimously approved the agenda as presented and excused the absences of Directors Thomas and Smith.

Mr. Beckman advised the attendees that because a quorum of Board Members is in attendance, the District is required to post notice to the public and treat the meeting as a Board Meeting.

Community Center *Planning Requirements*

Ms. Grant provided the City of Aurora with an overview of the District's plan.

Ms. Lamboy, Planning Supervisor, Planning and Development Services for City of Aurora, asked about the building's maximum occupancy. Ms. Grant responded that the maximum occupancy would be 100, but there was no fixed seating anticipated. Ms. Lamboy noted that she would review other aspects of the code, particularly in respect to parking. She stated that the District was hoping to utilize on-street parking.

Ms. Lamboy responded that further research on parking was necessary. She inquired about installing crosswalks. Director Curtiss noted that a signalized cross walk is already in place.

Ms. Lamboy noted that an application would need to be submitted to Douglas County, and that could affect timelines.

Ms. Allen noted that she was filling in for Scott Campbell, the Neighborhood Liaison for the City, and he will be the contact for the District in the department. She informed Ms. Grant that when the District is ready to upload their application, the City of Aurora will send a referral to all nearby stakeholders. A neighborhood meeting will be necessary. There are several groups in the neighborhood including Heritage Eagle Bend and C470 Neighbors.

Mr. Niquette with the Real Property Division asked about existing buildings, and brought up the need for platting. Discussion ensued regarding the platting, and it was noted that it may need to be further discussed later.

Mr. Pershing with Aurora Water noted that a commercial meter will need to be installed at the site, but credit will be given for the current smaller meter already on site. He reported that there is no existing sanitary main providing service to the site, and recommended extending to the west. He noted that with the potential upsize in meter, the District should be aware that requests

should be put in prior to December 1st, in order to avoid a fee increase expected for the subsequent year.

Mr. Gomez with Traffic Engineering reported that there are less than 75 vehicles per hour, so no traffic study will be necessary. He noted that he would not support parking on Rockinghorse Parkway for safety purposes, but would be open to a sketch showing where on-street parking could be considered.

Ms. Tanabe with Public Works noted that curb ramps will be required, as well as a drainage report, and additional impervious area will need to be accounted for in the report. She noted that their records show channel improvements required for Filing 15 have not been done then will need to be completed before the commencement of the project.

Mr. Dean with Building and Life Safety noted that if the District removed the sleeping pod and interior trash enclosure the building would no longer require sprinklers, resulting in a financial savings. He noted that there are two hydrants in close proximity, but will need to verify if 150 ft. firehose could reach from the fire lane. He reminded Ms. Grant that an accessible route needs to lead to 60% of the building, there need to be a proper number of handicapped parking stalls, and that the sidewalk to the trash enclosure must be accessible because employees might also require accessibility. He noted that the 2015 codes still apply for submittals received before October 31, 2022.

Ms. Chomiak with Forestry asked about trees on site. Director Curtiss clarified that all are dead trees on the site were planted by the Developer as temporary screening.

Ms. Lamboy noted that street trees are required, one per forty feet, and there is a twenty-foot landscaping buffer required between Rockinghorse and the building site.

Ms. Bloom, with the Art in Public Places Commission, noted that there are design guidelines for community centers, which will be reviewed. She noted that there is a neighborhood activity center planned to the west but not constructed, which may need to be removed. A community garden was planned at that site, and she noted that the District may want to add a community garden to this site and add a sidewalk connection to Picnic Park, as well as add some architectural enhancements to the north side.

No action was taken by the Board at this meeting.

Adjournment

Upon a motion duly made by Director Curtiss, seconded by Director Colwell, and upon vote unanimously carried, the meeting was adjourned at 11:51 a.m.

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

DocuSigned by:

Holly Emrick Swetz

Secretary for the Meeting
