

**INSPIRATION METROPOLITAN DISTRICT**  
**REGULAR MEETING**  
Via Teleconference  
June 14, 2022 at 5:30 p.m.

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Aaron Curtiss, President	Term to May 2023
Rick Forsman, Vice President	Term to May 2025
Dennis Colwell, Treasurer	Term to May 2023
Holly Svetz, Secretary	Term to May 2023
Maurice Smith, Assistant Secretary	Term to May 2025

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Link: <https://us06web.zoom.us/j/8637322103>

Meeting ID: 863 732 2103

Call-In Number: 1-346-248-7799

**NOTICE OF REGULAR MEETING AND AGENDA**

- 1. Call to Order/Declaration of Quorum/Excusal of Absences if any**
- 2. Director Conflict of Interest Disclosures**
- 3. Approval of Agenda**
- 4. Public Comment** - Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person. Comments will be taken in the order reflected on the sign in sheet. Only during this time may a person address the Board unless the Board specifically solicits input from the audience at another time during the meeting.
- 5. Consent Agenda**

**ACTION REQUIRED**

The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the special agenda by any Board member. Items on the consent agenda are then voted on by a single motion, second and vote by the Board.

- a. Approval of the April 12, 2022 Regular Meeting Minutes and April 28, 2022 Special Meeting Minutes (enclosures)
- b. Approval of the Finance Committee Minutes from April 4, 2022 and May 2, 2022 (enclosures)
- c. Approval of the Common Area Committee Minutes from March 15, 2022 and April 19, 2022 (enclosures)
- d. Approval of the Residential Improvement Committee Minutes from March 16, 2022 and April 20, 2022 (enclosures)

- e. Approval of the Social Committee Minutes from March 17, 2022, April 21, 2022, and May 19, 2022 (enclosures)
- f. Approval of the Community Center Committee Minutes from May 4, 2022 (enclosure)
- g. Ratification of Short Form Independent Contractor Agreement with Vortex Industries, LLC for replacement door at Inspiration Club (enclosure)
- h. Approval of Resolution Appointing Members to the Community Center Committee (enclosure)
- i. Approval of Resolution Appointing Member to the Residential Improvement Committee (enclosure)
- j. Ratification of Short Form Independent Contractor Agreement with Whitmore Pest and Wildlife Control, Inc. (enclosure)
- k. Ratification of Third Addendum to the Independent Contractor Agreement with Roberts TreeScaping, LLC, d/b/a RTS Landscaping (enclosure)
- l. Approval of Second Amended and Restated Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges (enclosure)
- m. Ratification of Third Addendum and Amendment to Independent Contractor Agreement with ICON Engineering, Inc. for Engineering Services (enclosure)
- n. Approval of Independent Contractor Agreement with MVP Playgrounds for Playground Equipment and Installation (enclosure)

## 6. Management Updates

- a. Review Manager's Report (to be distributed).
- b. Welcome Nick Moncada
- c. Discuss 2023 budgeting process.
- d. **ACTION REQUIRED:** Review and consider approval of Addendum Three to the Front Range Recreation Independent Contractor Agreement for the purchase of the pool deck vacuum and additional contractor insurance expense in the amount of \$2,837.83 (to be distributed).
- e. **ACTION REQUIRED:** Review and consider approval of maintenance proposals from BrightView Landscaping for Filings 15 and 17, manicured areas (enclosures).

## 7. Community Center Updates

- a. Committee Update
- b. **ACTION REQUIRED:** Review committee applications and consider appointment of new members (enclosures).
- c. **ACTION REQUIRED:** Consider appointing committee members named as liaison by following committees:

Tom Norton, Common Area Committee

Russ Paper, Finance Committee  
Chris Bolz, Residential Improvement Committee  
Mark Kinslow, Social Committee

- d. **ACTION REQUIRED:** Review and consider committee name change and changes to committee charter (enclosure).
  - e. **ACTION REQUIRED:** Consider approval of committee recommendations regarding site selection and program requirements for building (enclosures).
  - f. **ACTION REQUIRED:** Consider approval of committee recommendation to authorize Quintessence Design Group. LLC to engage Civil Engineer for site evaluation and other work as needed.
- 8. Residential Improvement Updates**
- a. Residential Committee Update
  - b. AMI Update (enclosures)
  - c. **ACTION REQUIRED:** Review and consider approval of proposal from Advanced Management, LLC for performing night inspections to look for lighting violations (enclosure).
  - d. **ACTION REQUIRED:** Review and consider approval of proposed revisions to the residential improvement guidelines for all lots (enclosure).
  - e. Discuss policy regarding short-term rentals.
- 9. Social Updates**
- a. Social Committee Update
- 10. Common Area and Landscaping Updates**
- a. Common Area Committee Update
  - b. **ACTION REQUIRED:** Consider approval of the Committee's recommendation to reinstate gas usage at the pizza oven at the Watering Hole Neighborhood Activity Center.
  - c. **ACTION REQUIRED:** Consider approval of the Committee's recommendation to authorize Public Alliance, LLC to engage contractor to install two stone tops for the fire pits at Inspiration Club for an amount not to exceed \$6,000.
  - d. Discuss additional striping on tennis courts to enable pickle-ball.
  - e. Discuss Hops Garden Furniture

- f. **ACTION REQUIRED:** Discuss request for developer installed access control measures at skate features (to be distributed).

**11. Finance Updates**

- a. **ACTION REQUIRED:** Review and consider acceptance of 2021 Audit and ratify authorization of execution of Representations Letter (enclosures).
- b. Finance Committee Update (enclosure)
- c. **ACTION REQUIRED:** Review and accept unaudited financial statements for the period ending April 30, 2022 (enclosure).
- d. **ACTION REQUIRED:** Review and approve the payment of claims (enclosure).
- e. **ACTION REQUIRED:** Review and approve the Master Service Agreement and Statements of Work for CliftonLarsonAllen, LLP (enclosures).
- f. Discuss analysis of revenue sources for 2023 budget.
- g. **ACTION REQUIRED:** Ratify Requisition 3 to the Subordinate Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds Series 2021B in the amount of \$39,909.92 (enclosure).

**12. Legal Updates**

- a. Review and acknowledge letter from White Bear Ankele Tanaka & Waldron regarding Consent Regarding Transaction Based Conflict of Interest with Respect to the Issuance of Bonds by the South Aurora Regional Improvement Authority (enclosure).
- b. **ACTION REQUIRED:** Review and consider approval of resolution Designating and Substituting the District's Designated Representative to the South Aurora Regional Improvement Authority Board of Directors and Appointing an Alternate (enclosure).
- c. Discuss 2022 Legislative Memorandum (enclosure)

**13. Next Meeting:** July 12, 2022

**14. Adjourn**