

MINUTES OF THE MEETING OF THE RESIDENTIAL
IMPROVEMENT GUIDELINES COMMITTEE OF
INSPIRATION METROPOLITAN DISTRICT
Held: Wednesday, March 16, 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:

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

Also present were Sharon Sulzle and Dara Watson of AMI, Mallory Payson, and Kathy T.

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.

February Minutes

The February minutes were reviewed and unanimously approved.

Public Comment

None.

Board Report

Ms. Svetz stated that the Board is pleased with the Committee's work and deferred to Mr. Schubert to report on the Board's discussion of the exterior lighting revisions.

Compliance Report

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

made. She pointed out that the most common violations last month were holiday lighting and trash bins.

Lighting Inspections

Mr. Schubert reported that through Public Alliance, he had asked AMI to submit a proposal for three evening exterior lighting inspections per year. Ms. Sulzle said she had discussed this with her management and a proposal would be forthcoming.

Exterior Lighting Revisions

Mr. Schubert reported that the Board had a lively discussion of the proposed Guidelines revisions for exterior lighting but that in the end, the Board approved the proposed revisions.

Backyard Hardscape Design Request

As the Sergeant residents are away, Ms. Payson, their landscape designer, appeared before the Committee to discuss their proposed landscape design. The home was a builder model and at time of sale included 36% hardscape in the backyard. The proposed design would increase that hardscape to 46%. Ms. Payson and the Committee engaged in a detailed and lengthy discussion regarding the purpose of the 30% hardscape limit, drainage, erosion on adjacent lots, and related issues. The Committee did not have any problems with the plant material or aesthetics of the design. The only issue is the percentage of hardscape as that has been an issue the Committee has addressed in many design requests. Ultimately, Ms. Payson agreed to submit a redesign that would maintain the builder's 36% hardscape for the Committee's review.

Large Shed-like Trash Enclosure

The Committee discussed the large trash enclosure for which a violation was issued. The Committee disapproved the enclosure.¹

Putting Green

The Committee discussed a back yard in which all grass turf was proposed to be replaced with an artificial turf putting green. The builder exceeded the City of Aurora and Guidelines limit of 45% grass turf in the backyard. Because the Guidelines limit artificial turf to the same 45%, the Committee agreed to decline the putting green as proposed, requesting it be reduced to 45% or less of the back yard.

¹ After the meeting, Ms. Sulzle informed the Committee that the design had been previously approved. The Committee intends to revisit the trash enclosure Guidelines to prevent such large, shed-like structures in the future.

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.

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Secretary Holly Emrick Swetz
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