

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

Held: Tuesday, June 14, 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:

Holly Svetz  
Maurice Smith  
Dennis Colwell  
Rick Forsman

Absent:  
Aaron Curtiss

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: Rick Coldsnow, Barbara Tung, Courtney Thomas, Dave Svetz, David Adams, David Besel Debbie Hardesty, Jaci Gentile, Kevin Buehner, Les Frey, Mark Berkstresser, Rea Heatherington, Russ Paper, Nancy Osborne, Sam Osborne, Mike Patrick, Brenda Patrick, Sandra Budden, Sharon Macway, Tina Berkstresser, Tim Krabbenhoft, Gerry White, Shelli Wolf, Chris Bolz, Julie Schumer, Tracy Nichols, Yolanda Treviso, Sezhat Oner, Esther Shafran, Helen Cassella, Domenico Cassella, Kelsey Seuffer, Kathy Friend, Karen Chambers, Ling Li, Nick French, and Mary Dukes.

**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 Curtiss.

**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

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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 Forsman presented the agenda to the Board for consideration. Following discussion, and upon a motion duly made by Director Colwell and seconded by Director Smith, the Board unanimously approved the agenda as presented.

### **Public Comment**

Sam Osborne addressed the Board. He reported that he asked at the last Board Meeting if the design and cost of the Community Center would be put to a vote of the residents, and noted that he would still like a response. Director Svetz explained that the Board makes decisions, however community input will be taken throughout the process. Mr. Osborne asked that the Board consider putting the matter to a community vote in order to avoid potential division within the community.

### **Consent Agenda**

The following items on the consent agenda were considered routine or administrative. Following a summary by Director Forsman, and upon motion duly made by Director Svetz, seconded by Director Smith, and upon vote unanimously carried, the Board took the following actions:

- Approved the April 12, 2022 Regular Meeting Minutes and April 28, 2022 Special Meeting Minutes.
  - Approved the Finance Committee Minutes from April 4, 2022 and May 2, 2022.
  - Approved the Common Area Committee Minutes from March 15, 2022 and April 19, 2022.
  - Approved the Residential Improvement Committee Minutes from March 16, 2022 and April 20, 2022.
  - Approved the Social Committee Minutes from March 17, 2022, April 21, 2022, and May 19, 2022.
  - Approved the Community Center Committee Minutes from May 4, 2022.
  - Ratified the Short Form Independent Contractor Agreement with Vortex Industries, LLC for replacement door at Inspiration Club.
  - Approved the Resolution Appointing Members to the Community Center Committee.
  - Approved the Resolution Appointing Members to the Residential Improvement Committee.
  - Ratified the Short Form Independent Contractor Agreement with Whitmore Pest and Wildlife Control, Inc.
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- Ratified the Third Addendum to the Independent Contractor Agreement with Roberts TreeScaping, LLC, d/b/a RTS Landscaping.
- Approved the Second Amended and Restated Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges.
- Ratified the Third Addendum and Amendment to the Independent Contractor Agreement with ICON Engineering, Inc. for Engineering Services.
- Approved the Independent Contractor Agreement with MVP Playgrounds for Playground Equipment and Installation.

## **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 has hired Nick Moncada as a full-time Maintenance Field Technician. Mr. Moncada is certified to test backflow devices, and had recently tested the District's 25 backflow devices. In 2021, the cost to certify the devices was \$1,800.

Mr. Beckman reported on recent issues at the swimming pool, explaining that sand from the volleyball court is blowing into the pool and jamming the filter, which in turn causes the heater to turn off. The short-term solution has been to place tarps on the volleyball court; however Public Alliance is looking into long term solutions, among them a deck-vacuum to supplement the pool's internal filtration system, the cost of which is approximately \$2,500.

Mr. Beckman announced that the Piney Creek Trail Connection is nearing completion of the design review process with the City of Aurora ("the City"). Once the approval is complete, the District can solicit bids by publishing an invitation to bid. Mr. Beckman explained the statutory requirements for obtaining bids for the project and the status of the project manual for the project. He then reported that Public Alliance obtained maintenance proposals at a combined cost of \$31,220 for Tracts 15 and 17.

Mr. Beckman reviewed the equipment purchases to date as detailed in the Manager's Report. Director Svetz asked if Mr. Moncada has expressed an opinion regarding the District's equipment needs. Mr. Beckman responded that he believes that Mr. Moncada thinks the District is well outfitted and has not yet made recommendations for additional necessary equipment.

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*Resident Relations*

Ms. Innes updated the Board regarding Resident Relations, noting that there were fewer inquiries this month, at 164.

She reported that Public Alliance has set up a hotline for irrigation issues, and reported that the website has a new booking system for reservation of amenities.

*Landscaping and  
Facilities Management*

Ms. Innes reported that BrightView Landscape Services, Inc. (“BrightView”) has replaced 76 trees this year. The annual flowers have been planted at all monuments. She thanked residents for sending in photos of irrigation issues, and asked them to include background context in photos for easier identification of the location.

She then reported that Front Range Recreation sent a letter regarding the mistreatment of their lifeguards at other facilities. She thanked residents for treating lifeguards respectfully and asked for their continued support.

She reported that the playground replacement structure has not been ordered yet due to an unforeseen cost for surety bonds. The Board asked if other bids were considered and if they included the cost of surety bonds. Mr. Janca explained that other bids were considered, and none included the cost of surety bonds, therefore the bids were apples to apples. The Board directed Public Alliance to request that the contractor pay the cost of the bonds.

Ms. Innes recognized Kevin Buehner and expressed her appreciation for repairs he made at the Hops Garden, and noted that the furniture at the garden is in need of replacement. Director Svez suggested borrowing furniture from the Watering Hole until the Hops Garden furniture can be replaced.

Ms. Innes noted that the “No Motor Vehicles” signage has been installed at the soft surface trails, with rules signage to be installed at the bike/skate obstacles at a later date.

Director Colwell asked for updates on pond maintenance, for a document for tracking tract turnover for assisting the budget process, and noted that he believes the District should have a communication plan with respect to periodic vandalism. Mr. Beckman noted that he would make a separate report regarding the pond maintenance.

*2023 Budgeting Process*

Mr. Beckman reminded the Board that budget season is approaching and reported that he has had discussions with Directors Curtiss and Colwell separately about exploring taxes versus fees to determine if collections should favor one or the other in order minimize the cost of collections.

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Director Colwell noted that the budgeting process is a lengthy one with variables that may be different in later years, especially once the community is fully built out.

*Front Range Recreation  
Addendum*

Mr. Beckman noted that the complete proposal has not been received, but that Front Range Recreation incurred unexpected increases in their insurance costs and is passing the cost through to all customers. The increase to the District is \$800. Additionally, Front Range Recreation is ordering the pool deck vacuum discussed in the Manager's Report. Director Svetz voiced concern about an increase in prices in a new contract, and Mr. Beckman explained that losing the District's business would not be a hardship for Front Range Recreation. Discussion ensued regarding other pool companies and the possibility of change.

Following discussion and review, upon a motion duly made by Director Colwell, seconded by Director Smith and, upon vote unanimously carried, the Board approved the Third Addendum to the Independent Contractor Agreement with Front Range Recreation for an amount not to exceed \$3,200.

*BrightView Landscaping  
Maintenance, Inc.  
("BrightView") Proposals  
for Tracts 15 and 17*

The Board reviewed proposals from BrightView for maintenance of the manicured areas of Tract 15 in the amount of \$18,750, and Tract 17 in the amount of \$12,470.

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 maintenance proposals from BrightView for Filings 15 and 17 manicured areas.

**Community Center  
Updates**  
*Committee Update*

Mr. Coldsnow introduced himself and other Committee members and distinguished between charter and liaison members. He reviewed a project vision document that the committee drafted. He noted that their plans require City approval, but that Director Curtiss has had preliminary discussions with the City.

Director Forsman noted that the document is a distillation of what has been heard from residents to create a framework for defining the building, and a communication plan.

*Committee name change*

Mr. Coldsnow explained that the Committee proposes changing the name to the Services Center Committee.

Following discussion and review, upon a motion duly made by Director Smith, seconded by Director Svetz and, upon vote

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unanimously carried, the Board approved the change of the Committee name to the Services Center Committee.

*Civil Engineer*

The Committee recommended that a Civil Engineer be engaged for site evaluation. Director Forsman noted that Ms. Grant has an engineer in mind, which would be engaged as her subcontractor and included as part of the \$100,000 budget approved for the architect and planning fees.

Following discussion and review, upon a motion duly made by Director Svetz, seconded by Director Smith and, upon vote unanimously carried, the Board approved an amendment to the Quintessence contract to engage a Civil Engineer for an amount not to exceed \$15,000.

*Committee Charter*

Director Forsman presented for the Board's consideration an edited version of the Community Center Charter. He discussed renaming the Committee, and other modifications which would allow the Committee to directly manage the construction of the facility.

Director Svetz noted that a project manager may need to be hired. Ms. Hartung suggested a phone call with Mr. Beckman and Mr. Forsman to further review and discuss the charter. No action was taken by the Board at this time.

*Appointment of New Members*

Following discussion and review, upon a motion duly made by Director Colwell, seconded by Director Smith and, upon vote unanimously carried, the Board appointed William Jackson and Edwin Burk to the Committee. Director Svetz thanked them for volunteering.

Director Smith addressed the public, explaining that the Committee meetings are open to the public and encouraged residents to engage with the committee in the meetings. Director Forsman explained that the committee meets via Zoom.

*Appointment of Committee Members named as Liaisons*

Following discussion and review, upon a motion duly made by Director Svetz, seconded by Director Smith and, upon vote unanimously carried, the Board appointed the following members as liaison by their respective Committees:

Tom Norton, Common Area Committee  
Russ Paper, Finance Committee  
Chris Bolz, Residential Improvement Committee  
Mark Kinslow, Social Committee

**Residential Improvement  
Updates**

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*Residential Improvement  
Committee Update*

Ms. Thomas presented the Committee update to the Board. She thanked Ms. Sulzle and her staff for the work done to lighten the load for the Committee.

*AMI Update*

Ms. Sulzle reviewed her report with the Board. She noted that since the last regular Board Meeting 238 requests have come in, which have required over 12,000 emails to Committee members and residents, and that she has managed 91 of them herself to save Committee volunteer hours. She noted that there have been 14 new violations, 165 resolved, and 155 currently open violations, with most of them being landscape related.

Director Smith inquired about District fence staining and noted that his neighbors have questions about what is grandfathered. Ms. Sulzle explained that those which have been grandfathered would be required to update to the new stain once maintenance is required.

*Night Inspections*

Ms. Sulzle presented a proposal to the Board for night inspections, and recommended that there be an eBlast telling residents that inspections would be forthcoming.

Ms. Sulzle explained that the cost will be \$600 per four-hour inspection, which includes two staff members and the processing of reports and notices. The Committee expects that there will be three inspections necessary per year, with two to be performed in 2022. The Committee will reevaluate the need for further action after each inspection.

Following discussion and review, upon a motion duly made by Director Smith, seconded by Director Colwell and, upon vote unanimously carried, the Board approved the proposal from Advanced Management, LLC, for night inspections.

*Residential Improvement  
Guidelines Revisions*

Ms. Thomas reviewed the changes to the guidelines with the Board.

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 revisions to the guidelines as amended to include the additional changes of “shall” to “must” in section 4.4.

*Short Term Rentals*

The Board discussed a policy regarding short-term rentals, as it is not clear if the City’s existing restrictions are sufficient to prevent short-term rental activity in the District. Ms. Hartung recommended that special counsel be included in the discussion, and noted that she would set up a phone call for Mr. Beckman, herself, special counsel, and Director Svetz.

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## **Social Updates**

### *Social Committee Update*

Mr. Heatherington presented his update to the Board. He reported that the Committee had hosted a Resident Welcome Mixer which was well attended and allowed for distribution of key fobs. Trails Day and Field Day were also well attended, and tennis lessons and yoga on the lawn have begun for the season. The first “Spark Event” is this Friday, and the second will be July 22<sup>nd</sup>. He discussed budget, thanked the volunteers, and voiced a need for more Committee members.

## **Common Area and Landscaping Updates**

### *Common Area Committee Update*

Mr. Berkstresser presented his report to the Board. He reported that the Committee is creating a list as they see opportunities arise to form a basis for projects and budget recommendations. He noted that the Committee is planning to organize a volunteer day in the fall for mulch spreading and replacing shrubs.

### *Pizza Oven*

Mr. Berkstresser reported that the Committee is recommending, at the request of residents, that the District reinstate gas usage at the pizza oven at the Watering Hole Neighborhood Activity Center (“NAC”). He noted that the Committee believes that there is a low risk of vandalism at this location, and that once it has been turned over to the District, the monitoring camera located at the pool will be aimed at the pizza oven so that there is added security.

Following discussion and review, upon a motion duly made by Director Colwell, seconded by Director Svetz and, upon vote unanimously carried, the Board approved the reinstatement of gas usage at the pizza oven at the Watering Hole NAC consistent with the Committee’s recommendation.

### *Stone Tops for Fire Pits*

Mr. Berkstresser reported that the Committee recommends authorizing Public Alliance, LLC to engage a contractor to install stone tops for the fire pits at Inspiration Club. He reported that this will complete the remediation of vandalism and make the fire pits viable for another use. One will be turned into a table, the other into a game board, and the gas lines will be capped.

Following discussion and review, upon a motion duly made by Director Svetz, seconded by Director Colwell and, upon vote unanimously carried, the Board authorized Public Alliance to engage a contractor to install two stone tops for the fire pits at Inspiration Club, and etching of a board game top only, for an amount not to exceed \$6,000.

### *Pickle Ball*

The Board discussed adding additional striping to the tennis courts to enable pickle ball. Director Smith suggested that the Board

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consider painting the court to enable pickle ball, but not providing the equipment. Director Svetz noted that she is concerned about making a change to the use of the court which may increase the noise level for nearby neighbors. Director Colwell suggested that the District perform a survey to poll residents to gauge the community's preference. Director Smith noted that the results of a survey may not sufficiently weight the opinions of those most severely impacted. Following discussion, it was decided that the Board would further discuss this at the July meeting.

*Hops Garden Furniture*

The Board discussed the condition of the furniture at the Hops Garden, and various replacement options. Director Colwell asked that the Committee make a formal recommendation, and identify where the item will come from in the budget, as it is not currently a budgeted item. Following discussion, the Board opted to discuss this further at the July meeting.

*Skate Features*

Mr. Beckman reported that due to unwanted traffic and inappropriate activity from outside the District, the developers had to install fences around the skate and bike features while construction is underway. Unfortunately, the construction fencing was removed, and the features were accessed while closed. He reported that he has discussed options for limiting access with the developer and Director Curtiss.

Following discussion Mr. Beckman recommend that this matter be tabled until the next meeting, when Director Curtiss will be present to offer additional information.

**Finance Updates**

*2021 Audit*

Mr. Paper reviewed the 2021 audit with the Board. He noted that the Committee had received the draft audit, and representatives from the auditing company, Haynie, and the District's accountant attended the Committee meeting. He noted that the District has received an unmodified, or "clean" opinion. He recommended the Board's acceptance of the 2021 audit.

Following discussion and review, upon a motion duly made by Director Svetz, seconded by Director Smith and, upon vote unanimously carried, the Board accepted the 2021 Audit and ratified the execution of the Representations Letter.

*Finance Committee Update  
and*

Mr. Paper presented his update to the Board and noted that the Committee continues to advance ongoing projects.

*Unaudited Financial  
Statements*

Director Colwell reviewed the unaudited financial statements for the period ending April 30, 2022 with the Board.

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Following review, upon a motion duly made by Director Colwell, seconded by Director Smith 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 the Board is reviewing two months of claims due to the cancellation of last month's regular meeting.

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 payment of claims as presented.

*Master Service Agreement*

Director Colwell reviewed the Master Service Agreement and Statements of Work for CliftonLarsonAllen, LLP ("CLA") with the Board. He confirmed that counsel had reviewed the agreement.

Following discussion and review, upon a motion duly made by Director Colwell, seconded by Director Svetz and, upon vote unanimously carried, the Board approved the Master Service Agreement and Statements of Work for CLA.

*Revenue Sources for 2023 Budget*

Director Colwell noted that this was discussed in the Manager's Report, but that all Committees need to begin the conversation of what Capital Projects are necessary for 2023 in order to make a smooth budgeting process.

*Requisition 3*

Following discussion and review, upon a motion duly made by Director Colwell, seconded by Director Svetz and, upon vote unanimously carried, the Board ratified Requisition 3 to the Subordinate Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds Series 2021B in the amount of \$39,909.92.

**Legal Updates**

*Transaction Based Conflict of Interest*

Ms. Hartung presented to and reviewed with the Board a letter from White Bear Ankele Tanaka & Waldron regarding Consent Regarding Transaction Based Conflict of Interest with Respect to Issuance of Bonds by the South Aurora Regional Improvement Authority ("SARIA"). She noted that the letter is disclosing to the Board that the firm represents other districts in addition to Inspiration

Following discussion and review, upon a motion duly made by Director Svetz, seconded by Director Colwell and, upon vote unanimously carried, the Board acknowledged the letter as presented.

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*Resolution Designating  
SARIA Representative*

Ms. Hartung noted that a representative to SARIA from the District is necessary as the prior representative is no longer on the Board.

Following discussion and review, upon a motion duly made by Director Colwell, seconded by Director Forsman and, upon vote, with Directors Colwell, Forsman, and Smith voting “aye”, and Director Svetz abstaining, the Board approved the Resolution Designating and Substituting the District’s Designated Representative to the South Aurora Regional Improvement Authority Board of Directors and Appointing an Alternate and appointed Director Svetz as the District’s Designated Representative.

Director Svetz updated the Board on the previous SARIA meeting. She reported that the projects being pursued by the Authority include extending Gun Club Road, and expanding Gartrell and Aurora Parkway Bridges. The projects are dependent on financing which the SARIA Board is pursuing at this time.

Ms. Hartung noted that the ARI mill levy was not addressed, but counsel for SARIA is requesting a letter from the districts requesting a special meeting in order to discuss the ARI mill levy.

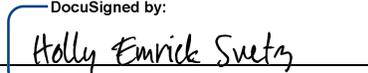
*2022 Legislative  
Memorandum*

Ms. Hartung presented to and reviewed with the Board a Legislative Memorandum for 2022. She noted that there were major changes for common interest communities/associations and since there is a common interest community/association within the boundaries of the District that the District may receive questions about enforcement and collection processes.

**Adjournment**

Upon a motion duly made by Director Svetz, seconded by Director Colwell, and upon vote unanimously carried, the meeting was adjourned at 9:01 p.m.

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

DocuSigned by:  
  
Secretary for the Meeting



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## DISTRICT MANAGEMENT REPORT

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To: Board of Directors, Inspiration Metropolitan District

From: Public Alliance Management Team

Date: June 14, 2022

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### MANAGER UPDATES

**Maintenance Technician:** We are pleased to announce that Nick Moncada joined the Public Alliance Team on June 6, 2022. Nick will be taking over the full-time maintenance technician position formerly held by Jaymes Mack. Nick has a wealth of experience as a district field technician working in this capacity for over nine years. In addition to being a certified stormwater inspector, he is certified to test backflow devices, and recently completed the inspections, repairs and certifications for the District's 22 backflow devices.

**Inspiration Club, Swimming Pool Operation:** Sand from the nearby sand volleyball court is blowing into the pool causing disruptions to the filtration system and water heater. The volleyball court has been temporarily closed and covered with tarps secured with sandbags until the windblown sand can be better managed. At the recommendation of Front Range Recreation, the District has ordered a deck vacuum, a more powerful option than the existing built-in pool vacuum, in the amount of \$2,037.83.

**Addendum No. 3 to Front Range Recreation Contract:** Front Range Recreation has requested that an unforeseen insurance increase in the amount of \$800 be paid by the District. I have requested that they provide a request for this amount for Board consideration. Addendum No. 3 includes the increase for insurance as well as the cost of the vacuum, \$2,037.83, for a total cost of \$2,387.83.

**Piney Creek Trail Connection:** The review process with the City of Aurora is nearing completion and we expect to receive approval by June 15th. The city has waived its fees for a license agreement needed for Tract B. Once the final approval is received, we will publish notice of the project to prospective bidders and finalize the Project Manual. Ten days following the date of publication, the District can open bids and the Board can award a contract.

**Maintenance Proposals for Tracts 15 and 17:** Enclosed with the packet are proposals for maintenance services for the manicured areas of Tracts 15 and 17. These areas have been accepted for maintenance by the District, and pursuant to my conversations with Anastasia Urban the transition from the Developer contactor to the District's Contractor will be July 1, 2022. It will be necessary for BrightView to take over on this date. The cost for the work to complete the year is: \$31,220.

**Equipment Purchase Update:** At the February 8<sup>th</sup> 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. The majority of the items have been paid for and delivered. We have ordered but have not yet paid for or taken deliver of a rotary brush attachment for the tractor. This will

complete the anticipated major equipment purchases for this year. 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
Rotary Brush for Tractor (ordered, not paid for)	\$ 3,720.00	\$ 46,454.00	\$ <b>3,546.00</b>

## RESIDENT RELATIONS

Fielded 164 inquiries during April in the following categories:

Amenities	57	Design Review	16	Landscaping	17
Billing	8	Developer	9	Title / Realtor	6
Builder	8	Events	3	Trash	3
Common Area	15	General	12	Website / eBlast	2
Compliance	7	Irrigation	1	<b>Total</b>	<b>164</b>

Amenities-related requests increased with pool key fob and park shelter requests.

Fielded 160 inquiries during May in the following categories:

Amenities	150	Design Review	8	Landscaping	24
Billing	7	Developer	6	Title / Realtor	3
Builder	3	Events	5	Trash	2
Common Area	18	General	7	Website / eBlast	2
Compliance	9	Irrigation	27	<b>Total</b>	<b>271</b>

Pool key fob requests numbered 97 pairs plus 20 questions/complications and 20 sets of residents contacting us who hadn't picked up fobs last year. Irrigation issues were frequent in the weeks after system activation.

## **COMMUNICATIONS / WEBSITE**

- A new committee page was created for the Services Center Committee.
- Resolutions were updated on the website to fill in any missing items.
- A resident clubs page was added, to launch next month.
- The news page was re-designed to make it easier to find a past eBlast.
- Created a tennis court reservation system on Skedda. Will extend this to Park Shelter Reservations soon.

Four eBlasts were sent to the community in April:

- 04/27/2022 – Election Ballot Reminder, No Motorized Vehicles on Trails, Water Conservation Classes
- 04/20/2022 – Board Election Ballots, Filing 8 Fence Staining
- 04/11/2022 – Gartrell Tunnel Railing Installation, Irrigation Activation, Spring Fling Egg Hunt
- 04/07/2022 – Board Meeting next Tuesday, Dog Waste & Leash Reminder

Six eBlasts were sent to the community in May:

- 05/03/2022 – How to Submit a Design Review Application, Summer Swim Classes
- 05/03/2022 – Community Center Committee – Initial Meeting Weds 5/4
- 05/10/2022 – Board Meeting Cancelled, Douglas County Q&A 5PM, Pool Season, Irrigation News
- 05/20/2022 – Board Meeting Tuesday, Final Election Results
- 05/26/2022 – Pool Opening & Events Update, Trash Pickup on Thursday Next Week
- 05/31/2022 – Tree Planting, Summer Events, Trash on Thursday

## **EVENTS / SOCIAL PROGRAMMING**

- The Resident Welcome Mixer was successful with at least a hundred residents in attendance.
  - Approximately 30 key fobs were picked up by new residents, while only a fraction of the total it made a dent in the overall number of people.
  - Thank you to social committee chair Rea Heatherington for volunteer help.
- Trails Day had a nice turnout of bike and e-bike riders with hot dogs at the pool afterward.
  - Thank you to resident volunteers Rea Heatherington, Bob Brayman, David Svetz and Kevin Buehner.
- Field Day is a new event with a target audience of teens and tweens, though all ages were welcome.
  - Much fun was had on a hot day with tug of war, water dunking and other games.
  - Thank you to resident volunteers Sue, Sarah, Don and Kelly.

## **LANDSCAPING**

### **Trees**

- Replacement tree planting of 76 trees is complete. Brightview is now putting in their warranty trees and Adopt a Tree warranty replacements. There will be 3-5 Adopt a Tree new installations.
- Tree spray for pine beetle, ash borer, and locust has been completed. Wasp gall was found on one tree, it will be treated and all surrounding trees will be monitored.

### **Weeds**

- Landscaping beds are on a rotating weed spray schedule with broadcast treatment 4-5 days per week throughout the season.
- Native areas are receiving spot spray in mid-June (weather and wind permitting). Weeds must be visible for the best spot spray outcome. The timing has been moved a month earlier, in prior years this treatment was done in July when the weeds were further established.

### **Annual Flowers**

- Plantings at the monuments and in the pool deck area were completed. An irrigation issue has affected the annuals at one monument location, manual watering has been necessary to keep the plantings alive.

### **Water conservation and irrigation upgrades**

- The new Weathermatic controllers are installed, there are eighteen. The majority (16) are operating without issue. A software bug is preventing one controller from retaining its scheduling, a replacement panel was received but did not resolve the issue. A hardware issue on another was identified as a defective aircard, a replacement has been received and installed.
- Activation of the system has revealed a multitude of cracks, leaks, and breaks that are repaired as they are noticed or reported.
- Residents have reported many issues which is very useful. It is helpful to get a precise location, pictures are optional. If photos have the background context (vs. a closeup of the water leak) they help direct repair personnel to the correct location even if water is no longer flowing.

## **FACILITIES AND COMMON AREA**

### **Inspiration Club / Swimming Pool**

- Backflows at the pool were repaired and certified.
- All freeze damage has been repaired.
- The green bucket pole was re-painted.
- New pool grates were installed to replace the discolored ones.
- A pool supervisor and two pool monitors have been trained and are working Monday through Friday during open hours 10am-8pm.
- Key fob pickup activity continues to be very busy as the weather has warmed up.
- Key fob programming and communication has been time-consuming during the early pool season.
- We added the ability to take credit card payments for replacement key fobs, making payments easier for residents and for staff.

- The water temperature of the pool dipped as low as 78 degrees for a short period of time when the heater was automatically shutting off because of a dirty filter filled with sand. This issue is now resolved, and the pool water temperature is now at least 84-85 degrees where it should be.
- Black plastic was installed around the pool fencing to protect from blowing sand and construction activity, but pool staff was still having to sweep the deck frequently and sand was getting in the pool overnight and with wind gusts. The plastic has since been removed in favor of tarping over the sand volleyball court to stop the sand at its source.
- Front Range Recreation continues to be a committed partner in ensuring problems are solved in a way that doesn't allow issues to linger into the future.

### **Fence staining and repair**

- Simcoe is working on fence staining in filings 8, 5, and 3.

### **Retention/detention ponds**

- Pond 5 maintenance and repair work has been completed. An inspection was completed on muskrat which were deemed abandoned and removed. The required annual inspection report has been filed with the City of Aurora.
- Ponds 4 & 6 will have ongoing maintenance in the month of June.

### **Gas feature safety in parks**

- The Common Area Committee has heard resident requests to re-activate the gas at the Pizza Oven and is recommending to the Board that this amenity be enabled again, as it is safer than the outdoor fire features.

### **Playground equipment replacement**

- MVP Playgrounds is requesting the District cover the cost of bonds required by statute. A proposal will be submitted to the Board.
- Materials will be ordered once the signed addendum and agreement are received and executed.

### **Hops Garden & NACs**

- Hops Garden:
  - Resident volunteer Kevin Buehner fixed the Hops Garden lighting fixture which had been broken with dangling wire due to wind.
  - Weeds have been pulled, however a resident report of weeds in this area on social media showed the hops themselves which are meant to be there and are not weeds.
  - New furniture will be ordered for this area once the expenditure is approved by the Board.
  - A new cornhole set was placed as part of the Social Committee's lawn game refresh.
- We placed new cornhole bags at Picnic Park and Watering Hole Park.
- Several additional chess pieces at Picnic Park were broken by a group of children. The broken pieces will be disposed of, and the intact ones placed in storage for the time being.
- The string hammocks at The Hangout Park were in disrepair and have been removed by the developer at our request until they can replace them with new hammocks.

- The tennis court shade (blue fabric) was torn from weathering and has been removed until we receive a replacement.

#### **DEVELOPER ACTIVITY**

- Terraseeding activity continues in designated areas. Residents are updated via email newsletter whenever updates are provided by the developer.
- A developer update has been scheduled for 5pm on June 14<sup>th</sup>, prior to the Board meeting.
- Residents have expressed frustration with the delays of the dog park construction, the fencing and construction ongoing at Pathfinder Park, and the sports court being taken out and not yet replaced with the new one.
- No Motor Vehicle signage in filing 21 at the entrances to the new soft surface trails have been ordered and installed.
- The Adopt a Bench memorial bench placement at the edge of the event lawn behind Inspiration Club has not yet been finalized with the developer because terraseeding application and completion of improvements are still underway and they are checking that it won't void any landscaping warranties.
- The bike / skate obstacles have been constructed but were not fully complete before a social media post attracted outside visitors. The area has been fenced off by the contractor until it has been completed. We are obtaining signage to be posted at this site with trail and amenity rules.
- Filing turnover walks for filings 15, 17 and 21 are beginning in mid-June, these include Public Alliance staff and Shawn Wissel from Contour Services (on behalf of Brookfield). These areas were previously walked with residents last season. The improvements in filing 9, filing 14, and filing 22 in front of the Hilltop Club will be next on the list.