

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

Held: Tuesday, July 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:

Holly Svetz
Maurice Smith
Dennis Colwell
Aaron Curtiss

Absent:
Rick Forsman

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”); Anastasia Urban, Brookfield Properties, Inc.

The following members of the public were in attendance: Adam Bowler, Alaina Keyghobad, Alisa Brayman, Anita Holland, Audrey Fishback, Barbara Tung, Bob Beeman, Bob Plowman, Brad Wilson, Brandon Wareing, Brenda Patrick, Brittany Young, Carla Baglione, Charlene Plowman, Chris Holland, Courtney Thomas, Diane Coston, Dan Greene, Dave Svetz, Debbie Hardesty, Domenico Cassella, Erica Greenberg, Gail Greene, Gerry White, Grace Larsen, Heath Shuford, Helen Cassella, Jaci Gentile, Jackie Buehner, Jan Bronson, Jeannette Laws, Jeffrey Bonnet, Jeremy Plichta, Jim Anzlovar, Jon Doyle, Julie Schumer, Karen Chambers, Katie Lockett, Kelsey Seuffer, Kevin Buehner, Kim Harbage, Lindsay Trafton, Marc Malezija, Mark Berkstresser, Mark Kinslow, Marty Achziger, Mary Dukes, Micah Kendall, Mike Borman, Mike Patrick, Nick French, Pamelly Syverson, Peter Schreck, Randy Haifley, Rich Reini, Rick Coldsnow, Robert Moore, Rose Mary Haney, Russ Paper, Ryan Fields, Sandra Budden, Sharon Macway, Stephanie Bonnet, Steve Harms, Steve Powers, Steve Prochazka, Tamara Thurston, Teresa LeGare, Terri Gaertner, Tom Norton, Tracy Nichols, Travis Krabbenhoft, Vanessa Kruse, Wendy Pacheco, Gary Knoller, Jody Knoller.

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 Forsman.

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 Curtiss presented the agenda to the Board for consideration. Following discussion, and upon a motion duly made by Director Curtiss and seconded by Director Smith, the Board unanimously approved the agenda as amended to move the Services Center Presentation prior to Public Comment.

Services Center Presentation

Director Curtiss reviewed the presentation (attached hereto and incorporated herein by this reference) with the Board and members of the public. He explained that several sites have been considered including the current Toll Brother's sales office location, however significant challenges including geography or access to utilities have made the various sites too expensive or much less practical to pursue.

Director Curtiss explained that the building is not intended to be lavish and stressed that the ongoing storage and operations will be similar to a that which a resident may undertake in one's own garage. There will be no welding, industrial, or ongoing mechanical operations. Additionally, the facility will be a place for the community to gather when needed.

Director Svetz discussed the intended uses for the community space. The facility would provide a place where meetings can take place in person and electronically. Other local meeting places such as the library and fire station do not offer hybrid solutions. She further explained that the District hosts at least one Board and five Committee meetings per month. She then explained that the office for District Management is for the benefit of residents, many of

whom prefer to do business in-person rather than over the phone or online. Other ancillary uses for the building may yet be discovered.

Director Curtiss explained that this has been a transparent process and an ongoing conversation with the public. He then advised the public that the Board would not be making a decision on the Services Center at this meeting.

Public Comment

Ms. Innes reviewed the rules of public comment, advising all members of the public that comments will be limited to three minutes per speaker.

Nick French: Mr. French reported that he polled residents via “Survey Monkey” in an effort to gather feedback on the proposed facility. He received 125 responses. The largest concern listed is that the location shifted from the Toll Brothers location to the current site. Additionally, the first renderings looked more like a community center. He noted that homeowners near the location are concerned about their property values as there was no expectation that it would be developed when they purchased.

Steve Prochazka: Mr. Prochazka reported that he called the City of Aurora (“the City”) and no master plan has been submitted. He voiced concern about a lack of planning, environmental issues, property value, safety, crime, security, construction, noise, constant use and traffic, wildlife mitigation, drainage, water flows, maintenance costs, and utilities. He suggested separating office use from maintenance use and requested that a vote be put to the residents.

Tamara Thurston: Ms. Thurston thanked the Board for their hard work. She requested more transparency from the Board, as she has not heard about this project before. She noted that some of the residents affected by this building paid a premium for their lots. She suggested that the money would be better spent on a new pool, and voiced concern that the Board is wasting money, citing the sand volleyball court as an example.

Tom Norton: Mr. Norton noted that many of the concerns being mentioned were addressed in the presentation and suggested that residents focus on planning for the future operations and maintenance of the community.

Ryan Fields: Mr. Fields stated that he sees no necessity for the building. He voiced concern that there is no process for taking a vote from the community for approval of the project. He noted that decreases in property values near the pool will be realized by the whole community due to comparable sales.

Ms. Innes read aloud an email from David and Dana Lyon in which they stated concerns about the skate features in the community which disrupt quiet and open space and drive down property values.

Marc Malezija: Mr. Malezija asked if approval of the building could be put to a vote by the homeowners.

Brandon Wareing: Mr. Wareing echoed prior comments and explained that he would like the approval of the building to be put to a vote. He then reported that in his opinion the pool is too small and stated that the first time he has heard about the proposed facility is today. He suggested the District consider buying a model home and use the garage for storage.

Antonio Pacheco: Mr. Pacheco asked what the cost would be to build the building at the Toll Brothers site, and if it could be done within budget at that site, why that option is not being considered? He explained that in his opinion this process has not been transparent.

Kelsey Seufer: Ms. Seufer asked how long construction would take. Director Curtiss explained that the District is in the beginning design phase, so it is unknown.

Lindsay Trafton: Ms. Trafton asked if she could defer her time to Mr. French as she would like to hear more of the results of his resident survey.

Erica Greenburg: Ms. Greenburg inquired as to what other sites are being explored. She noted that there is a much larger site on the over 55 side and suggested that more options be considered. She asked for an accounting of how long it will take for the District to realize a savings of 1.5 million dollars by performing many of the operations and maintenance functions with field staff.

Mary Dukes: Ms. Dukes thanked the Board for their time and effort to clarify for the community. She encouraged the community to get involved.

Robert Plowman: Noted that the over 55 side of the community already pays for a clubhouse, and he would like to see the all-ages side have a place for their families as well.

Director Curtiss explained that no decision will be made at this meeting and explained that this is an opportunity to hear input from residents. He reminded all that they are all neighbors and encouraged all to be kind and civil to one another.

Consent Agenda

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

- Approved the May 10, 2022 Special Meeting Minutes, May 24, 2022 Special Meeting Minutes, and June 14, 2022 Regular Meeting Minutes.
- Approved the Finance Committee Minutes from June 6, 2022.
- Approved the Common Area Committee Minutes from May 17, 2022.
- Approved the Residential Improvement Committee Minutes from May 18, 2022.
- Approved the Social Committee Minutes from June 16, 2022.
- Approved the Services Center Committee Minutes from June 1, 2022.
- Ratified the Amended and Restated Resolution of the Board of Directors of Inspiration Metropolitan District Changing Community Center Committee Name and Appointing Committee and Liaison Members.
- Ratified of the 7th Addendum to the Independent Contractor Agreement with BrightView Landscape Services, Inc. (“BrightView”) for maintenance of manicured areas of Tracts 15 and 17.
- Ratified the 2nd Addendum to the Independent Contractor Agreement with Quintessence Design Group, Inc. for Civil Engineering Services.
- Ratified the 2nd Addendum to the Independent Contractor Agreement with Advanced Management, LLC (“AMI”) for evening inspections.
- Ratified the Short Form Independent Contractor Agreement with Masterful Masonry, Inc. for Cultured Stone Repairs.
- Ratified the Short Form Independent Contractor Agreement with Masterful Masonry, Inc. for Fire Pit Stone Top 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 sand from the volleyball court remains a problem at the pool, however the District recently received the deck-side vacuum and, after working through a few issues it is now being used to pick up sand from the bottom of the pool. He reported

that the final cost of the vacuum is \$3,248. This amount plus the \$800 insurance increase pass-through is included in the revised Addendum 3 to be considered for approval later on the agenda.

He then reported that the Piney Creek Trail will be ready for the public bidding phase after Douglas County provides their approval and the District receives comments from its engineer on the Project Manual.

Mr. Beckman reviewed the equipment purchases to date. He reported that the District has now received all of the equipment included in the original budget with a remaining balance of approximately \$3,500.

Resident Relations

Ms. Innes updated the Board regarding Resident Relations, reporting that there were 231 inquiries this month. Public Alliance sent 6 eBlasts. She updated the Board on the website, noting that residents can use the website for inquiries as well. Additionally, she has added a new reservation system, for booking tennis courts, pavilions and park shelters. The benefits of the system include immediate access to availability, booking confirmation and online payment.

She reported that some of the letters recently fell off of the monument sign and were replaced. The tennis shade was ordered, but there is a long lead time of 8 to 12 weeks, and chess pieces have been replaced.

The pizza oven will be coming back online soon if the Board approves the Video Recording Resolution to be considered later on the agenda. Also, the play structure has been ordered but there is currently no estimate on when it will arrive. She reminded residents that there are over 50 unclaimed requested key fobs, and encouraged them to make arrangements to pick them up.

Tract Turnover Report

Mr. Beckman reviewed the June 2022 Tract Turnover Report attached hereto and enclosed herein by this reference.

Ms. Warner reported that the developer is still active in filings 1,2,6, and 9, and future walks by Public Alliance will be in filings 8 and 19.

Director Svetz voiced concern about littering and unauthorized parking in the pull out area off of Gartrell Road in filing 22. Ms. Warner noted that the developer has given her two options for a developer funded solution. Director Curtiss suggested that Ms. Warner circulate the options for the Board to consider.

Director Svetz inquired as to the state of the tract turnover with the manicured areas in 15 and 17, and Mr. Beckman reported that the District is now maintaining the areas and will pay the utility bills in accordance with the agreement.

MVP Playgrounds, LLC

Mr. Beckman presented to and reviewed with the Board the agreement with MVP Playgrounds, LLC. He explained that at the last meeting there was discussion regarding the required payment and performance bonds for a project of this value. All bidders on the project were unaware of the requirement. The enclosed revised contract includes the cost of the bonds for a total cost of \$87,129.

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 Independent Contractor Agreement with MVP Playgrounds, LLC for \$87,129.

Swimming Pool Workers Grant

Ms. Innes presented a report to the Board detailing the recommended allocation of funding from the Swimming Pool Workers Grant. She explained that the money can only be spent on recruitment and retention of pool staff. She further reported that previous hiring ads had yielded no results, but the increased hourly wage, made possible by the grant, yielded 17 applications for positions that will be coming vacant. She noted that the proposed retention bonuses are designed to drive performance as well as retention.

Director Colwell inquired about the portion of the money for lifeguards employed by Front Range Recreation working for the District. Ms. Innes explained that it is still to be determined how to distribute, but Public Alliance intends to pay directly to the employees rather than through their employer, however the logistics still need to be worked out with Front Range Recreation.

Front Range Recreation Addendum

Mr. Beckman reviewed with the Board a revised Third Addendum to the Independent Contractor Agreement with Front Range Recreation, LLC for the purchase of a Deck-Side Vacuum, and for and unexpected insurance expense in the amount of \$4,048.80.

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 Third Addendum to the Independent Contractor Agreement with Front Range Recreation, LLC.

Director Svetz inquired if the District will remain in budget for the pool, and Mr. Beckman reported that it appears that the expenses related to the pool will remain within budget for the year.

Video Recording Policy

Ms. Innes presented the draft amendment to the Video Recording Policy to the Board. She noted that the proposed changes give the District additional territory coverage, as the previous policy was written before many of the new Neighborhood Activity Centers existed. The amendment will allow, among other things, for placing a security camera at the pizza oven.

Discussion ensued regarding adding other amenities like the dog park, tennis courts, and skate features to the allowed surveillance areas.

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 amendment to the Video Recording Policy subject to counsel revising the policy to include the additional amenities discussed.

Beverage Service at District Sponsored Events

Mr. Beckman noted that a recent incident at a Spark event and an incident last year, both involving alcohol, have raised concerns regarding the ongoing service of alcohol by the District and the role of the Management company. He explained that the incidents have placed employees of Public Alliance in a position of potentially needing to intervene in, or react to, potentially dangerous situations, which would more appropriately be handled by a security team. He asked the Board to consider implementing a “bring your own” policy, and / or hiring a security contractor.

Director Curtiss noted that it is unusual for a District to provide alcohol. He recommended that the District discontinue providing alcohol, effective immediately.

Director Smith suggested that hiring security be considered.

Following discussion and review, upon a motion duly made by Director Curtiss, seconded by Director Smith and, upon vote unanimously carried, the Board directed Public Alliance to discontinue District provided alcohol at District events for the 2022 season, and noted that they would reevaluate in 2023.

Resolutions for Reservations Policy and Outside User Fees

Director Curtiss noted that Director Forsman had some thoughts on this but was unable to attend this meeting. He suggested tabling discussion until he could be present.

He added that the resolutions were adopted before all of the amenities were in place, and would like the Board to consider a fee that would be related to a dollar amount reflecting the full mill levy plus assessment.

No action was taken by the Board at this time.

BR&D Landscape Proposal

Mr. Beckman presented to and reviewed with the Board a proposal from BR&D Landscape, Inc. for Filing 17 water feature maintenance. He noted that the fee of \$852.93 was for the remainder of the year and included tasks that neither the maintenance technician nor BrightView are trained to perform.

Ms. Warner reported that, should Mr. Moncada be able to learn from them the maintenance tasks before completion of the contract, BR&D would release the District from the remainder of the contract.

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 by BR&D Landscape, Inc. for Filing 17 water feature maintenance.

Special District Association Conference

Mr. Beckman noted that the Special District Association Conference in Keystone, CO will be held this year September 13th through 15th. He noted that it is well attended by districts across Colorado and is an excellent opportunity for Board Members to learn and interact with other Districts.

Director Curtiss recommended that Inspiration Board Members attend as they could virtually to avoid the District having to pay travel expenses.

Rescheduling September 13, 2022 Board Meeting

Discussion ensued regarding rescheduling the meeting to accommodate conference attendance by Directors and consultants.

Upon a motion duly made by Director Curtiss, seconded by Director Colwell and, upon vote unanimously carried, the Board agreed to reschedule the September 13, 2022 Board Meeting for a date to be determined.

RTS Landscaping Proposal

Mr. Beckman presented to and reviewed with the Board a proposal for maintenance of water Quality Detention Pond 4U from RTS Landscaping in the amount of \$2,859.92. He noted that this is for the drop structure, for weed control and buffer issues.

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 proposal.

Director Curtiss explained that BrightView must remain a certain distance from drainage ponds, thus ponds require a specialty contractor such as RTS Landscaping.

Services Center Updates

Committee Update

Director Svetz addressed the public, noting that the Committee members are all volunteers, chosen for their experience and expertise, which they are offering at no charge to the District. She asked the community to direct complaints about the Services Center to the elected Board rather than Committee members.

Mr. Coldsnow presented his report. He reported that the Committee had narrowed their site selection to the site near the pool. The initial layout for the building was 20 feet from the nearest property line, but they have done multiple revisions to move it. He reported that the current plan has a 90-foot buffer from the nearest property line, which has required a revision of the building footprint. The Committee is waiting on those new renderings from the architect. The Committee will share and discuss the renderings with the public at the next Spark event if they can be produced in time. He reported that next steps include meeting with the City to review the permitting and approval requirements of current site.

Director Colwell asked about the square footage of the building, and Mr. Coldsnow reported that the building is 4,995 square feet.

Director Smith encouraged residents to attend the Spark Event to see the updated plan. Director Curtiss thanked the Committee for their service to the community and noted that the Committee and Board is trying to be as transparent and responsive as possible.

Residential Improvement Updates

Residential Improvement Committee Update

Ms. Thomas presented the Committee update to the Board. She thanked her colleagues on the Committee for their support.

AMI Update

Ms. Sulzle reviewed her report with the Board. She reported that there were 106 new violations this month, and 56 resolved. There were over 102 requests to the Committee, representing more than 6,500 emails between Committee members, residents, and AMI staff. She further reported that the volume for applications is higher than it's ever been, and presented data to the Board.

Short-Term Rentals

Director Svetz reported that the Covenants, Conditions, & Restrictions ("CC&Rs") do not limit short-term rentals. She also explained that there are some sections in the CC&Rs that should likely be changed or clarified. Director Svetz recommended that all changes to the CC&Rs be reviewed and updated at one time. Ms. Hartung clarified that a vote of 67% of homeowners is required to change the CC&Rs. Director Svetz reported that she would like the Committees to review the document and recommend changes, then forward to counsel.

No action was taken by the Board at this time.

Social Updates

Social Committee Update

Ms. Innes reviewed the update with the Board. She thanked the volunteers at the various events and encouraged attendance at the upcoming Spark Event. She reported a need for more volunteers and for 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 looking ahead to making budget recommendations. He reported that BrightView recently sprayed for weeds and that fence staining is an ongoing project.

Pickle Ball

Director Smith recommended that the Board consider allowing the tennis courts to be striped for pickle ball. He noted that the District would not provide a net or paddles, and that residents would have to reserve the court so that the number of pickle ball participants could be tracked. He reported that he would be posting a survey on Facebook regarding his proposal, and would share the results for the Board to vote at the next Board meeting. Director Colwell recommended that Director Smith share the survey results through other online channels such as the website and eBlasts as well as Facebook.

No action was taken by the Board at this time.

Hops Garden Furniture

Mr. Berkstresser reported that the Committee recommends replacement of the furniture at the Hops Garden, and presented replacement options. Discussion ensued regarding borrowing furniture from other amenities, refurbishing the current furniture, and the best options for replacement.

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 purchase of furniture for the Hops Garden, for an amount not to exceed \$4,248.

Skate Features Access Control

Director Curtiss reviewed the proposal with the Board. He explained that the installation of eyebolts would allow the District to limit access by hanging a chain between the installations to limit access to the skate features.

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 and recommended that the work be performed for a cost not to exceed \$3,000.

Piney Creek Trail Project Manual

Director Curtiss noted that signatures from Douglas County are in process, and permits are expected to be secured in 4-6 weeks.

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 project manual for the Piney Creek Trail Connection Project subject to final revisions from management, counsel and Engineer.

Finance Updates

Finance Committee Update

Mr. Paper presented his update to the Board and reported that they are in the midst of the 2023 budget planning process. Director Colwell requested that information from other Committees be submitted to the Finance Committee in a timely manner for budget preparation purposes.

Unaudited Financial Statements

Director Colwell reviewed the unaudited financial statements for the period ending May 31, 2022 with the Board.

Director Colwell noted that tax collections are on track for the year. Capital Projects are under budget due to lower-than-expected pond costs. Operating expenses are tracking according to budget.

Following review, upon a motion duly made by Director Colwell, seconded by Director Curtiss 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.

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

Funding Piney Creek Trail Project

The Board discussed funding for the Piney Creek Trail Connection Project, noting that payment could come from several funds, including bond proceeds.

Schedule for Budget Meetings

Director Colwell discussed the schedule for the budget process and the analysis the Committee will be performing to weigh the pros and cons of collecting revenue through taxes versus fees.

Legal Updates

Foreclosure Resolution

Ms. Hartung presented to and reviewed with the Board a resolution from special counsel regarding proceeding with a foreclosure action.

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 foreclosure resolution.

2021 Annual Report

Ms. Hartung presented to and reviewed with the Board the 2021 Annual Report.

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 Annual Report as presented.

Director Curtiss thanked the community for participation. He asked for their understanding as the Board makes the difficult decision regarding the Services Center, and know that the Board is trying to the best thing for the whole community.

Adjournment

Upon a motion duly made by Director Curtiss, seconded by Director Svetz, and upon vote unanimously carried, the meeting was adjourned at 8:51 p.m.

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

DocuSigned by:

Holly Emrick Svetz

Secretary for the Meeting

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INSPIRATION METRO DISTRICT COMMUNITY SERVICE CENTER

REQUIREMENTS AND GOALS



BACKGROUND

- Under discussion since 2017
 - Inspiration will have more households than Breckenridge
 - No master plan consideration for maintenance or community facility
- Key objective of 2021 bond refinancing
 - Lower mill levies in 2023 forward
- Project fully funded at \$1.5 million by restricted capital project funds
- Final budget subject to site selection & infrastructure needs

PRIMARY REQUIREMENTS

- Grounds maintenance & storage
- Community space
- Onsite resident relations & district business
- Aesthetically unobtrusive
- Leverages existing underutilized infrastructure

AESTHETICS

- Utilitarian but environmentally sensitive natural architectural approach
- Minimize footprint & additional disturbance
- Reduce visual impact on nearby residents with berms, trees and other mitigation approaches

STORAGE

- Existing equipment currently in cargo containers in pool parking lot
- Lawn tractor (existing)
- Pickup/plow truck (future)
- Utility vehicle (existing)
- Snow blower (existing)
- Rotary broom and plow (existing)
- Hand tools
- Parts/stock for irrigation and fence repairs
- Seasonal storage for outdoor pool furniture, tables, and chairs

WORK AREA

- Minor maintenance, cleaning and adjustments of vehicles and equipment
- Changing equipment attachments on vehicles
- Bench repairs for irrigation valves, controllers, etc.
- Staining and prepping fence posts and slats
- NOT...
 - Major mechanical repair
 - Welding
 - Automotive painting or autobody repair
 - Disposal of tires, oil, toxic chemicals or solvents

COMMUNITY SPACE

- Board and five standing committees meet monthly for a total of approximately 18 hours, mostly in the evening
- Demand in community for conditioned gathering place
- Occupancy of ~50
- Meeting space to accommodate three scenarios:
 - 40-50 people plus electronic connections
 - 12 people plus electronic connections
 - Small office for small meetings

RESIDENT RELATIONS

- Office available for management company staff for onsite service
- Additional ancillary uses of the building when not scheduled for District business will be subject to surveys of residents as building nears completion to determine resident preferences
 - Fitness classes?
 - Toddler/parent meet-ups?
 - Clubs?
 - Private rentals?

DISTRICT MANAGEMENT REPORT

To: Board of Directors, Inspiration Metropolitan District

From: Public Alliance Management Team

Date: July 12, 2022

MANAGER UPDATES

Inspiration Club, Swimming Pool Operation: Sand from the nearby sand volleyball court continues to be an issue, as sand in the pool causes disruptions to the filtration system and water heater. The volleyball court remains temporarily closed and covered with tarps until the windblown sand can be better managed and a permanent solution can be reached. At the recommendation of Front Range Recreation, the District purchased a deck vacuum, a more powerful option than the existing built-in pool vacuum, in the amount of \$3,248.80. Front Range Recreation had been waiting on a hose to make the vacuum fully functional and had borrowed parts but now has all the parts in stock. They have trained our pool monitor supervisor to use it.

Addendum No. 3 to Front Range Recreation Contract: At the last Board meeting this item was approved for an amount not to exceed \$3,500, to include the cost of an \$800 insurance pass through and the deck side vacuum in the approximate amount of \$2,037.83. Since then I have received additional information from Front Range Recreation. The cost for the pool side vacuum is in fact \$3,248.80, increasing the cost of the change order to \$4,048.80. Change Order No. 3 is one again on the agenda in the revised amount of \$4,048.80, for Board consideration.

Piney Creek Trail Connection: The review process with the City of Aurora is now complete and the District has obtained a flood plane permit. This information has been proved to the District's Engineer to finalize the drawings, request a final sign off from Douglas County and forward the final submittal to the City of Aurora. The District still needs an easement for a gas line, however this will not delay the completion of the project manual and the bidding process. Final review of the Project Manual is underway and the remaining comments are being addressed by the District's Engineer. Once the final submittal is approved, we will publish notice of the project to prospective bidders. Ten days following the date of publication, the District can open bids and the Board can award a contract.

Equipment Purchase Update: At the February 8th Board meeting, Public Alliance was authorized to spend up to \$50,000 to acquire specific pieces of equipment necessary to better activate the district's maintenance operations. All of thee items have now been paid for and delivered. The rotary brush attachment has been installed on the tractor and returned to the District. 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	\$ 3,720.00	\$ 46,454.00	\$ 3,546.00

RESIDENT RELATIONS

Fielded 251 inquiries during June in the following categories:

Amenities	97	Design Review	18	Landscaping	20
Billing	13	Developer	16	Title / Realtor	4
Builder	5	Events	8	Trash	3
Common Area	22	General	8	Website / eBlast	3
Compliance	7	Irrigation	27	Total	251

Volume is up seasonally as we would expect but is 39% lower than the same period last year (407 requests in June 2021), despite hundreds of new residents joining the community. Reductions in volume resulted from upgrading the website (resident information more readily accessible), removing the login feature of the website (last June we worked on 57 new login requests), more residents working directly through AMI on the design review process, and a field services/landscaping team who have worked to resolve many lingering issues. We are still very busy handling inquiries but the trend is in the right direction.

COMMUNICATIONS / WEBSITE

- Park Shelter Reservations and Tennis Court Reservations are now available with instant scheduling and online credit card payments (park shelters \$25, tennis courts free).

Six eBlasts were sent to the community in June:

06/03/2022 – IMD: Skate/bike Features, Bike Tour Tomorrow, Community Garage Sale

06/09/2022 – IMD: Temporary Sand Volleyball Closure, Weed Spray, Yoga, Food Truck & Field Day

06/16/2022 – IMD: SPARK – Inspiration at Play this Friday, Fireworks Restrictions

06/22/2022 – IMD: Fence Staining in Developer Area, Fireworks Reminder

06/24/2022 – IMD: No Commercial Use of NACs, Billing e-Statement Delay

06/29/2022 – IMD: July 4th Parade, Holiday Trash Service

EVENTS / SOCIAL PROGRAMMING

- The Spark event was successful with at least two hundred and fifty residents in attendance.
 - One of the food trucks cancelled last-minute, making long lines as the event went on. We're adding a fifth food truck to future Spark events to make sure there is enough capacity since one trucks tends to cancel on event day. We could pay a minimum to each truck to limit cancellations, but if the event were to be rained out or hailstorm, etc., the District could be in the position of needing to cover \$800 x 4 trucks.
- The July 4th parade is a resident-organized event with a decoration station and a kids' bike and stroller parade. They served refreshments, chips, and hot dogs.
 - Thank you to resident volunteers Sue, Alaina, Mark and Rea for a successful event.

LANDSCAPING

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 weed spray (weather and wind permitting). Weeds must be visible for the best spot spray outcome. Once the plant has died, landscaping crews will cut the large, dead weeds. This year's spray was a month earlier than prior years, and additional spot sprays will continue throughout July.
- Broadleaf weed spray has been completed on all common area turf.
- Aphid and Mite spray has been completed (second mite spray) on all plant material.

Water conservation and irrigation upgrades

- The new irrigation smart controllers are all now online and working correctly. Flow sensors are tracking their typical portion of the system's overall flow amount. We monitor continuously along with John Keesen at HydroSystems to maximize water conservation.
- The City of Aurora's Water Conservation team held two water-wise classes onsite in June: Water-wise landscaping: a Walking Tour and Intro to Sprinklers & Converting to Drip. The classes were customized for Inspiration residents. The city was pleased with the participation by our community, as it's a new offering, they will be offering it to other communities.
- We are working with the City of Aurora's water conservation team to assess the new developer construction impacts to district irrigation, as well as yearly allocations. Irrigation alterations in Filings 1-6 are an ongoing conversation with the developer.
- We maintain ongoing communication with Board Members Rick Forsman and Dennis Colwell regarding efficacy of irrigation improvements. A review meeting was held in June to review water usage.

FACILITIES AND COMMON AREA

- Multiple letters that had fallen off or become loose from the Inspiration sign have been reattached to the monument at Gartrell and Rockinghorse Parkway.

Tennis Courts & NACs

- A replacement tennis court cabana shade has been ordered to replace the torn one that was removed last month. Lead time is approximately 8 weeks.
- The Maintenance Technician and pool monitor supervisor are doing routine checks on the NAC areas to keep them free of trash and weeds and to restock game items such as cornhole bags and ping pong paddles.
- Chess pieces were removed from Picnic Park since 7 pieces were damaged, rendering the set unplayable. Brookfield is bringing the replacement pieces; we will reset the chess game pieces. They are also providing a replacement pizza oven paddle, the original one has gone missing.
- The pizza oven gas will be turned back on after the Board meeting (pending video recording policy update) so that residents may use that amenity again once the security camera is in place. Video footage will only be reviewed in case of incidents.

Inspiration Club / Swimming Pool

- Sand volleyball court was closed and tarped over to prevent sand from migrating into the pool.
- Black plastic was temporarily installed around the pool fencing to protect from blowing mulch and terraseeding application from construction activities. The plastic has now been removed.
- We ordered an additional 100 blank key fobs, having gone through the batch of 200. Revenue from fob replacements will roughly equal the blank key fob cost for this batch.
- We ordered replacement keys for the toilet paper dispensers in the pool restrooms.

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 months of June and July. Pond 6 sediment removal will be completed as weather allows once the vendor can pump out any remaining water.

Playground equipment replacement

- Agreement with MVP Playgrounds has been executed. Materials have been ordered and installation date will be confirmed closer to ship date.

Maintenance Technician activity summary

- Repaired 18 irrigation issues noticed by on-site inspection or resident reports. Parts were obtained for the District at cost through DBC Irrigation Supply.
- Reattached letters on monument sign.
- Trimmed trees in the tree lawns along Gartrell between Rockinghorse and Inspiration to clear sidewalk obstructions. Trees in other areas of the District were pruned as needed. Trimmed a bush that was partially blocking the sidewalk at Swallow Circle, reported by a resident.
- Removed and disposed of loose tree stakes throughout the District.
- Re-secured metal edging along Inspiration to reduce trip hazards.
- Performed general maintenance including, but not limited to: weeding, trash pickup, and emptying of trash at various NACs.
- Worked SPARK event through interacting with residents, setup and teardown.
- Tested all backflow preventers throughout the District.
- Organized and cleaned District storage containers to maximize storage space.
- Capped gas lines at both firepits at Inspiration Club.
- Created zone spreadsheet from existing paperwork located in enclosures.
- Interacted with Express Mulch to address terraseeding timing concerns.
- Installed base post for little library.
- Tarped over the sand volleyball court to prevent sand from migrating into the pool.
- Removed chess pieces from Picnic Park until replacements arrive.

DEVELOPER ACTIVITY

- Terraseeding activity continues in designated areas. Residents are updated via email newsletter whenever updates are provided by the developer.
- 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.
- The Adopt a Bench memorial bench placement at the edge of the event lawn has begun with a crusher fines bench pad, with approximate completion by mid-July.
- 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 can be completed. Public Alliance is installing signage with trail and amenity rules.
- Filing turnover walks for filings 21, 22, and 14 were completed in June. These include Public Alliance staff and Shawn Wissel from Contour Services (on behalf of Brookfield). These walks will provide the developer with information regarding district concerns so that they can discuss and/or remediate any areas of additional concern.

Tract Turnover Report

June 2022

The following report contains information based on site walks between Public Alliance staff and Brookfield staff/vendors only. Preliminary items of concern are discussed with the Brookfield representative and reports will be updated as items are completed. Green text is the developer response

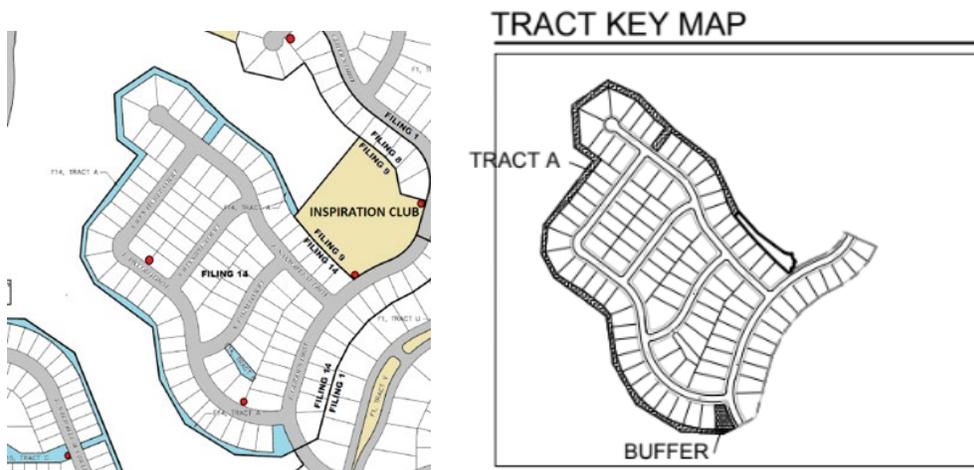
Filing 21 – **Green** status (upon task completion) Site walk completed on May 24th



- Overall, new trails are completed, and no trail issues have been noted. No large issues have been noted. Weed control will be completed in native areas.
- Native grass in some areas of the trail system is in the establishment process. These are very small areas and covered with straw matting. No concern.
- IMD has requested that Brookfield investigate the possible property line encroachment with a newly constructed wall at the property line. Brookfield has requested the east property line be surveyed for review. **The property line was surveyed, and it is under review by Brookfield.**
- PA / IMD has requested that Brookfield investigate a growing brush pile by outside neighboring residence, there is a clear two track path from the residence to the pile and it is assumed still active as yellow rope and t-post deterrent was removed at some point in the last several weeks. Brookfield is actively investigating this. **Brookfield agrees to have the current brush pile removed as a condition for District Acceptance and want to do so in such a time as it will be a one-time haul off and clean up at the time of acceptances. There will be more detailed scheduling as we move to have these trails final acceptance.** Public Alliance has requested a no dumping sign be placed in this area.

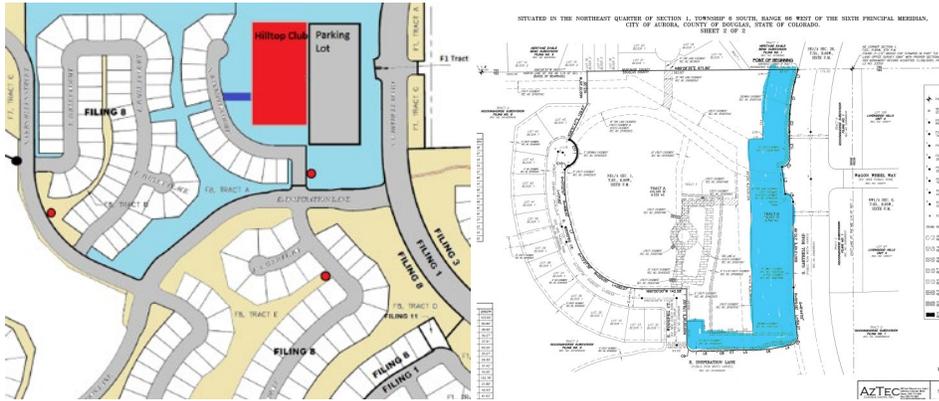
- PA /IMD has added additional no motorized vehicle access signage and will work with surrounding neighbors for access as these are public access trails.
- PA / IMD may have a concern about the older existing stretches of barbed wire fencing that lines the eastern edge and is present in the center of the tract A most specifically. Additionally, there was a question as to how long the temporary t-post and yellow rope fence stay in place to keep historic OHV use off of the areas and new trail. *At this time, Board members and Brookfield decided that the older wooden fence lines should stay in place as is.*
- PA had noted several areas near the powerline easement where old wattle looks to have been left on site from earlier projects. *Brookfield will have these older bmp's removed as soon as possible along the western side of the utility easement.*
- Brookfield noted the perimeter fence line t posts newly set up, to keep vehicle traffic off of the project along the western border blocking access off of the Utility Easement is still in place. Some of the t posts have been removed near the utility easements and left lay on the ground. These posts will be removed from the project by Brookfield. *IMD to provide an answer regarding full removal to Brookfield.*

Filing 14 – **Yellow** status - Site walk completed on June 14th



- Significant improvement from 2021 season.
- Many areas of resident dumping over the fence causing damage. Residents will be notified that there are rules against dumping in native areas.
- Tree and plant replacements are required.
- Many smaller native areas to be reseeded.
- Erosion rills to be raked out and reseeded.
- Vent pipe stack to be cut down and a new vent cover installed.
- Storm drainage outlet to be cleared of sediment and debris.
- Refresh mulch in some areas.
- Fences to be re-stained. *Complete in beginning of July (one resident fence not completed due to resident fence attachments)*
- Irrigation inspection to be scheduled with John Keesen and paid for by Brookfield.

Filing 22 Tract B – **Yellow** status - Site walk completed on June 21st



- Brookfield to provide alternate options for the turn out area on Gartrell that include fire land access. Brookfield has provided two options to remove the asphalt and access to motor vehicles with fire lane access to remain. IMD to decide upon options.
- Community sign to remain unless it is in the way of turn out construction activities.
- Retaining wall repairs are required.
- Weed removal and plant replacement will be completed.
- Native establishment will be monitored.
- Irrigation Inspection to be completed by John Keesen and paid for by Brookfield.
- Maintenance estimate will be provided.
- Brookfield will list responsibilities of HCA, IMD and City of Aurora if there are questions due to location.

Developer construction areas on district owned property – Filings 9, 2, 1, 4, 6

These filings are on a continued site walk schedule when needed for input. Warranty parameters are being worked through by Brookfield. Sign off on these areas will be on a separate project basis. Public Alliance attends Brookfield weekly construction meetings.

Future filing walks in July – 1-2 site walks a week.

Filing 8, Phase 2

Filing 10, Phase 2

Filing 19

Additional walks to be determined as construction activities progress.