

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

Held: Tuesday, August 9, 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
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; and Sharon Sulzle, Advanced Management (“AMI”).

The following members of the public were in attendance: Alisa Brayman, Allen Schubert, Barb Smith, Bill Thurston, Bob Plowman, Bonnie Stanford, Breanna Hanna, Brittany Young, Carla Baglione, Chalea Fields, Charlene Plowman, Cheri Callaghan, Christa Wullur, Cory Muench, Dave Svetz, Debbie Hardesty, Debra Hessler, Doug MacCarthy, Eileen Brown, Erica Greenberg, Esther Shafran, Gerard White, Ingrid DeGreef, Jackie Buehner, Jaci Gentile, Jeffrey Bonnet, Jill Richardson, Jim Anzlovar, Joe Ducey, John Keating, Jody Jaffe, Jon Doyle, Karen Chambers, Karen Thomas, Kathy Friend, Kathy Forsman, Kevin Buehner, Les Frey, Linda Shroll, Lindsay Trafton, Marc Malezija, Mark Berkstresser, Michael DeRose, Mike Borman, Mindy Ruffin, Molly Templin, Nancy Osborne, Nick French, Penny Heatherington, Rea Heatherington, Rick Coldsnow, Robert Moore, Russ Paper, Ryan Fields, Sam Osborne, Sandra Budden, Sarah Hoffman, Sehzat Oner, Sharon Macway, Sharon Muench, Sheila Marko, Steve Powers, Steve Prochazka Thom Macway, Tamara Thurston, Tom Haws, Vanessa Kruse, and William Thomas.

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.

**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. Director Curtiss reported that disclosures for those Directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were unable to be filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, due to technical difficulties. Ms. Hartung polled the Board and asked if they had any disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. Directors Colwell, Curtiss, Forsman, Smith, and Svetz all reported that they had no conflicts. 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 Forsman and seconded by Director Colwell, the Board unanimously approved the agenda as amended to add a discussion on the format of public comment and questions and comments in the zoom "chat," and a discussion and action on Service Center Committee recommendations.

Public Comment

Nick French: Mr. French noted his opposition to pickleball. He requested that the District hold Public Alliance and BrightView more accountable for landscaping and maintenance issues. He noted that he believes the Board might be in violation of sunshine laws. He believes that the site selection analysis being done regarding the Services Center is inadequate.

Steve Prochazka: Mr. Prochazka stated that he believes the lower property value of the homes near the Services Center will lower the property values in the entire District due to sales comparisons. He stated that residents are in opposition to the current location, and noted that he would prefer to incur more debt to rebuild the pool and have a clubhouse.

Sharon Muench: Ms. Muench reported that she lives near the tennis courts and is concerned about the restriping of the courts for pickleball. In her opinion it will increase traffic and noise. She noted that people can play pickleball currently with the courts striped for tennis.

Barb Smith: Ms. Smith stated that she is concerned about the Service Center proposal, which has turned to a predominately maintenance-specific center. She reported that she agrees with the concept of an onsite maintenance person as it can be cost effective. In her opinion a maintenance building should not be put on the pool site, and recommended that the Board meet in person with concerned residents.

Mindy Ruffin: Ms. Ruffin inquired what the process would be for the Board to put a halt to the building of the Services Center Building.

Robert Moore: Mr. Moore asked what the Board does with public comments. Director Curtiss responded that the Board listens and considers all public comment.

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 Svetz, seconded by Director Colwell, and upon vote unanimously carried, the Board took the following actions:

- Approved the July 12, 2022 Regular Meeting Minutes.
- Approved the Finance Committee Minutes from July 5, 2022.
- Approved the Common Area Committee Minutes from June 21, 2022.
- Approved the Residential Improvement Committee Minutes from June 15, 2022.
- Approved the Social Committee Minutes from July 28, 2022.
- Approved the Services Center Committee Minutes from July 6, 2022.
- Ratified the 4th Addendum to the Independent Contractor Agreement with Roberts TreeScaping, LLC (“RTS Landscaping”) for one-time detention pond maintenance.
- Ratified Independent Contractor Agreement with BR&D Landscaping, Inc. for pond maintenance.
- Ratified the 8th Addendum to the Independent Contractor Agreement with BrightView Landscape Services, Inc. (“BrightView”) for Turf Maintenance.
- Ratified the Revised Video Recording Policy.

Finance Updates

Finance Committee Update

Mr. Paper presented the Committee’s Report to the Board. He noted that the long-range financial model is up to date, as well as the schedule of contracts. The Committee is working with the Common Area Committee and Public Alliance on a process for disbursement and tracking of reserves. He reported that the Committee is holding educational meetings for residents and encouraged participation.

Unaudited Financial Statements

Director Colwell reviewed the unaudited financial statements for the period ending June 30, 2022 with the Board. He reported that the District has corrected an error with billing builders for lots by back-billing. He further reported that he was recently made aware

of unanticipated bond funds relative to the bond expenses from Zion's Bank.

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

Finance Committee Application

Director Colwell presented an application to the Finance Committee for the Board's consideration.

Following discussion and review, upon a motion duly made by Director Colwell, seconded by Director Curtiss and, upon vote unanimously carried, the Board appointed Geoff Quelch to the Finance Committee.

Capital Projects Fund Requisition No. 4

Director Colwell presented the Requisition to the Board and explained the process of reporting the bond money spent on capital projects.

Following discussion and review, upon a motion duly made by Director Colwell, seconded by Director Curtiss and, upon vote unanimously carried, the Board Ratified Requisition 4 to the Subordinate Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds Series 2021 B in the amount of \$25,610.52.

Director Curtiss responded to a question in the meeting's chat feature, explaining that \$1.5 million of the bond proceeds are budgeted for the Services Center. He reported that the breakdown of the debt is on the website under the Finance Committee section, and explained that the District has other capital projects including pond remediation and the Piney Creek Trail Project. He then explained that concurrent with the refinancing, the Board was able to cap the developer reimbursement.

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 the swimming pool staff has transitioned as students return to school, and that Nicholle Snyder,

the new swimming pool staff supervisor, will also help plan social events.

Resident Relations

Ms. Innes updated the Board regarding Resident Relations, reporting that there were 203 inquiries this month. Public Alliance sent 6 eBlasts.

She reported that Ms. Warner was informed by the City of Aurora (“the City”), that the District is the owner of the streets and sidewalks in two of the pocket parks, and is therefore responsible for the associated maintenance.

She reported that Mr. Moncada performed 24 irrigation repairs, and made numerous adjustments to the irrigation on the Rockinghorse Parkway median.

Ms. Innes reported that the pool gates weren’t closing properly, and Mr. Moncada replaced the old hinges with self-closing hinges at a significantly lower price than would have been charged by a contractor. The new louvered door was installed for the chemical room at the swimming pool but will require additional work around the door frame. The event lawn will be reseeded at the end of the event schedule. New picnic benches are ordered for the Hops Garden, and a new memorial bench has been installed at the edge of the event lawn, taking advantage of the view. The new play structure is due to be installed in late September.

Director Curtiss responded to a question in the chat regarding the management team’s responsibility in preventing amenities from having to be replaced. He noted that the District continually performs ongoing maintenance and explained that the District has hired a maintenance technician for the purpose of addressing maintenance issues, and is expected to save money and improve the level of service for a variety of repairs. He further explained that the Board and Management have been working on numerous drainage and maintenance issues that had been deferred, in order to keep the District on firm financial footing.

Tract Turnover Report

Mr. Beckman reviewed the July 2022 Tract Turnover Report (attached hereto and incorporated herein by this reference).

He explained that Tracts 21, 14, and 17 will likely meet the criteria necessary to be turned over this year, and possibly Tract 22, if the issues with the “turn-out” off Gartrell can be resolved.

Piney Creek Trail

Mr. Beckman updated the Board on the status of the Piney Creek Trail project. He reported that an invitation to bid was published, and one bid package has been requested by an online platform that will distribute it more broadly. The District will hold the bid

opening on September 6, 2022, and the Board can then consider awarding the contract. Construction is expected to begin approximately 30 days after awarding the contract.

Temporary Construction License Agreement

Ms. Hartung presented the Temporary Construction License Agreement for Developer constructed improvements in Pathfinder Park. She reported that this was discussed previously but not resolved.

Director Svetz voiced concerns regarding Developer activity with no notice to the District on this property. Ms. Hartung responded that a general notice provision could be added to include a 48-hour notice, and to make Public Alliance the primary contact.

Following discussion and review, upon a motion duly made by Director Curtiss, seconded by Director Forsman and, upon vote unanimously carried, the Board approved the Agreement subject to revisions.

Official Channels of Board Communication

Mr. Beckman led the Board in a discussion regarding the extent to which management should respond to or reply to social media interaction.

Director Colwell suggested that the Board may need to designate official channels for communication, for example the website, and if things are communicated via social media, they should cross reference the District's website.

Ms. Hartung reported that in other districts there are written policies, typically where one board member is assigned to respond to social media per month. She recommended the Board members adopt such a policy if they plan to participate in social media as Directors.

Director Curtiss inquired if there was a way digitally for Public Alliance to update social media at the same time as they make website updates. He proposed that social media can be helpful, but it should be made clear what channels are appropriate for communicating Board concerns.

Director Svetz reported that she responds to social media comments by linking to various documents on the website, and reminded the residents that the website is a great tool for information about the District.

No action was taken.

Services Center Updates
Committee Update

Mr. Coldsnow presented the Committee update to the Board. He reported that the Committee consists of nine people, with five residents and technical experts, and four liaisons from the other committees. He stated that in April the Committee began looking for appropriate sites and explained how the other sites were eliminated as possibilities. He noted several complications related to the Toll Brothers site including the necessity for a sewer line extension, parking lot expansion, and the need for retaining walls. The Committee then worked with the architect to examine other sites, all of which would have a variety of site preparation challenges and would require replatting.

The drawings of the current site were originally only 28 feet from the property line of neighboring homes, but after listening to resident input, the building is now 78 feet from the nearest property line.

Mr. Coldsnow reported that the Committee is seeking Board approval to move forward with the current site plan and prepare for planning with the City.

Following discussion and review, upon a motion duly made by Director Forsman, seconded by Director Curtiss and, upon vote unanimously carried, the Board accepted the Committee's recommendation to proceed with design at the selected site, at the Inspiration Club.

Director Curtiss addressed the public, acknowledging that disagreement is part of an open and transparent process, and explained that the Board is attempting to find a path forward that achieves numerous goals. He explained that the District is at the beginning of a research process that is still incomplete. He further explained that several of the site possibilities are subject to an Intergovernmental Agreement with Douglas County, rendering them unavailable.

Director Svetz added that the original design was considered extravagant by many members of the public, and now the comments tend to express a desire for a larger community center, so the District is trying to achieve a middle ground.

Director Colwell inquired as to the estimated timeline for moving forward. Mr. Coldsnow stated that the upcoming meeting with the City will provide additional information.

**Residential Improvement
Updates**

*Residential Improvement
Committee Update*

Mr. Schubert presented his update to the Board. He reported that the Committee did a walk-through of the community and looked at

some of the new properties being built to have a better understanding when approached by those new homeowners. He noted that the Committee has produced a list of recommendations of changes to the Covenants, Codes, and Restrictions.

AMI Report

Ms. Sulzle reviewed her report with the Board. She reported that there were 104 new design requests this month, while there were only 72 last July. This increase in volume has resulted in 97,000 emails between Committee members, AMI employees, and residents. She reported that inspections took place on July 14, 2022 and July 29, 2022, and the August inspections will be August 12, 2022 and August 29, 2022. She noted that the Committee is cognizant of water restrictions and the expectation is that the grass look “well maintained” despite being drought stressed.

Social Updates

Social Committee Update

Ms. Innes reviewed the update with the Board. She thanked the volunteers at the various events and reported on the last Spark Event, which was well attended. She reported a need for more volunteers and for Committee members.

She reported that Yoga on the Lawn has been extended through September 10, 2022, and that the singer Hazel Miller will be performing at the Spark Event on August 19, 2022

Common Area and Landscaping Updates

Common Area Committee Update

Mr. Berkstresser presented his report to the Board. He reported that picnic tables have been ordered for the Hops Garden, and that the hops will be harvested in September. Residents are welcome to use the hops. He reported that the Committee is still discussing the possibility of converting some areas to xeric landscaping if the budget will allow. The Committee is working on the 2023 Budget, identifying the projects to propose for next year.

Pickleball

Director Smith reported that he posted a questionnaire on social media to gauge interest in marking one of the tennis courts with pickleball striping, and was met with mixed responses.

He suggested that the Board approve the current proposal in order to allow for scheduling the striping, which cannot be done until Spring of 2023, and the Board can decide at a later date if it will mark the courts with pickleball and tennis striping, or tennis only.

Following discussion and review, upon a motion duly made by Director Smith, seconded by Director Curtiss and, upon vote unanimously carried, the Board approved funding in the amount of \$18,162 for resurfacing and striping the courts in 2023.

*Common Area Committee
Application*

Mr. Berkstresser presented for the Board's approval an application to the Common Area Committee.

Following discussion and review, upon a motion duly made by Director Smith, seconded by Director Curtiss and, upon vote unanimously carried, the Board approved the application of Teresa LeGare to the Common Area Committee.

*Detention Pond Tree
Removal*

Mr. Berkstresser presented a proposal from RTS Landscaping for the removal of trees from ponds 6L and 4, and the drop structure.

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 proposals for \$18,267.

Resident Survey

Mr. Berkstresser presented for the Board's consideration a Resident Survey.

Director Svetz recommended an additional question be added to the survey to ask for input on additional amenities that residents would recommend adding. Following discussion and review, the Board directed the Committee to proceed with distribution of the survey.

Legal Updates
SARIA Funding

Ms. Hartung began a discussion regarding SARIA Refunding, noting that a special meeting was called to discuss the third prong of the ARI mill levy collection criteria.

Director Svetz noted that next month she would like to deliver a presentation prior to the Board meeting to educate residents on the collection criteria, and suggested having this discussion following the presentation.

This item was tabled until the September Board Meeting.

*Foreclosure action on
account number 1711.0006*

Ms. Hartung reported that the recommendations from special counsel for foreclosure actions were distributed separately.

Following discussion and review, upon a motion duly made by Director Svetz, seconded by Director Curtiss and, upon vote unanimously carried, the Board directed special counsel to proceed with the foreclosure action on account number 1711.0006.

*Foreclosure action on
account number 1711.0007*

Following discussion and review, upon a motion duly made by Director Svetz, seconded by Director Curtiss and, upon vote unanimously carried, the Board directed special counsel to proceed with the foreclosure action on account number 1711.0007.

Director Svetz advised the public that foreclosures are pursued only when account holders are unresponsive and all avenues to resolve or set up a payment plan have been ignored. Director Curtiss explained that the District does not typically take possession of the homes as part of the foreclosure process as payment of the delinquency is often paid in full which stops the foreclosure action from being completed.

Other Business

Director Smith led a discussion regarding meeting protocol and use of Zoom's chat feature. He suggested taking public comment at the beginning and the end of the meeting, and that the Board discontinue use of the chat during the business portion of the meeting. Ms. Hartung noted that this format is used in other Districts with satisfactory results.

Discussion ensued regarding closing the chat feature, but maintaining a question-and-answer possibility in the chat.

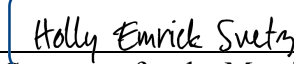
Following discussion, the Board directed Public Alliance to add a public comment section to the end of the meeting, and discontinue the Zoom Chat but research options to enable a question-and-answer capability.

Director Curtiss thanked everyone for coming and noted that the Board has the community's best interest at heart.

Adjournment

Upon a motion duly made by Director Curtiss, seconded by Director Svetz, and upon vote unanimously carried, the meeting was adjourned at 8:04 p.m.

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

DocuSigned by:

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Secretary for the Meeting



DISTRICT MANAGEMENT REPORT

To: Board of Directors, Inspiration Metropolitan District

From: Public Alliance Management Team

Date: August 5, 2022

MANAGER UPDATES

Inspiration Club, Swimming Pool Operation: The mid-season pool staff transition is underway as school begins. Hannah, the outgoing pool supervisor, will be replaced with Nicholle Snyder. Louise and Matt will replace Audrey and Hailey. Nicholle previously worked at Cherry Creek Schools supporting their athletic department and has worked for the City of Longmont and with her own youth sports league business. She'll take over key fob programming, supervise the junior monitors, and help with events and park programming and reservations. Her position is part-time, we'll consider keeping her on after the pool season to help handle resident relations and events work.

The pool grant helped us hire new monitors, covering a pay increase and advertising costs. \$2,500 of the \$5,000 total has been received so far by the District. Pool complaints have been minimal this year compared to prior years.

RESIDENT RELATIONS

Fielded 203 inquiries during July in the following categories:

Amenities	76	Design Review	9	Landscaping	22
Billing	6	Developer	14	Title / Realtor	6
Builder	3	Events	6	Trash	5
Common Area	18	General	6	Website / eBlast	2
Compliance	10	Irrigation	18	Total	203

Volume is normal for the season. Amenities category includes key fob requests and questions, park reservation requests and questions, and issues related to the NACs.

COMMUNICATIONS / WEBSITE

Six eBlasts were sent to the community in July:

- 07/05/2022 - IMD: Zoom Meeting Passcode, Park Shelter & Tennis Court Reservation System
- 07/06/2022 - IMD: Zoom Meetings Correction - Passcode Not Required
- 07/11/2022 - IMD: July Spark Event: Inspiration Creation, Board Meeting Tomorrow
- 07/18/2022 - IMD: July Spark Event on Friday, Pizza Oven, Committee Involvement
- 07/22/2022 - IMD: Spark Event Tonight

- 07/28/2022 - IMD: How Your District Money is Collected and Spent - Upcoming Sessions

EVENTS / SOCIAL PROGRAMMING

- The July Spark event was successful with at three hundred residents in attendance.
 - This was the first event without alcohol service. There was a one-time \$10 food voucher which cost \$1,650 vs. the \$1,000 that would have been spent on alcohol. A fifth food truck was added to reduce long lines. A photo booth, craft table, face painting and caricature artists were enjoyed by many people attending the event.

LANDSCAPING & FACILITIES

- The Colorado Special District Liability Pool insurance safety grant has \$1,803.41 of funding available to us this year to offset 50% of the cost of eligible safety improvement expenses.
- There is a broken stand-up vent pipe located on the NE corner of Gartrell and Wagon Wheel. We don't know what the vent is for and are following up with the City of Aurora.
- Concrete repair work can now begin on the trail close to the new dog park construction. The City of Aurora had to grant permission because of existing manholes.
- We learned during a discussion with city officials that roads surrounding both pocket parks (East Caleb Place and Rocky Top) are District-owned and must be maintained by the District. Officials confirmed that all sidewalks except the perimeter trails/paths will be the City of Aurora responsibility.
- Wasp removal was performed in multiple locations.
- Trash and large debris pickup were performed throughout the month.

LANDSCAPING

Trees

- A resident reported a possible aspen tree had been planted at the Gartrell improvement section. This was verified and promptly removed by ELCI (the developer's contractor). They will replace the tree.
- Reports of dead trees locations are compiled on an ongoing basis. A site walk will be done at the end of the season to determine the number of dead trees to be considered during the budget planning process for replacement

Weeds

- Drainage pathways cannot be sprayed for weeds by our current provider due to herbicide/pesticide licensing regulations when operating close to waterways. The Board recently approved an alternate vendor's proposal to spray weeds along the Pathfinder Park and Drop Structure areas. Weed spraying and subsequent buffer mowing near these areas will start in August.
- Landscaping beds are on a rotating weed spray schedule.
- Native grass weed spot spray has continued throughout July with a second round of broadcast spray to be completed in August.

Fence staining

- Fence staining scope to be completed this season includes areas in Filing 8, 3 & 5.
- Filing 8 fence staining is almost complete. The vendor will then begin filing 3.

Water conservation and irrigation upgrades

- Controller 06 and all zones have been inspected and descriptors added to each zone.
- Controller 08 has a new panel to replace a bad microchip that disabled all irrigation functions.
- Changes made by contractors to irrigation programming placed us in non-compliance with Aurora Water's rebate program. Those changes were returned to compliance by Public Alliance staff and the issue was addressed with contractors. Contractors will get Public Alliance's approval for future programming changes.
- Over two dozen irrigation reports were relayed to the maintenance technician for repair, these were escalated to BrightView when necessary. Residents often receive an update, when possible, but at least an acknowledgement that the issue was received. If a reported issue is in developer-controlled area, the developer representative is notified.
- Our maintenance technician performed over 18 irrigation repairs that included cleaning nozzles and filters, replacing nozzles, repairing drip system lines and line elbows, capping wasteful heads, and replacing sprinkler heads. Manual intervention was necessary to keep irrigation active on a median, preserving the plant material until the controller malfunction was resolved.
- The irrigation emergency after-hours line is monitored by Public Alliance employees 24/7. Two after-hours emergencies were responded to during the month of July.

Ponds/drainage

- Pond maintenance continues and should wrap up in August/September. A proposal was received to remove dead trees within the drainage pathways.
- Our Maintenance Technician removed debris clogging the drainage culvert at lower pond 6 twice in July. During the inspection, water intrusion was found. We contacted the City to investigate the water intrusion and test the water for sanitary sewer infiltration. City officials were able to verify it as ground water so no additional work is needed.
- The Maintenance Technician routinely cleans the grates at the outlet structures of all ponds.

FACILITIES AND COMMON AREA

Picnic Park

- New chess pieces have placed to replace damaged pieces and restore the chess board.
- The developer planted perennials in the raised planter beds at our request as part of the turnover process. These planter beds are now District responsibility.
- Ongoing irrigation and sod issues that were noted prior to turnover are being monitored.

Watering Hole

- A new pump was installed at the water feature at our request, paid by the . Algae levels will decline with the additional water flow. An outside vendor has been contracted to perform water quality control.
- The developer planted perennials in the empty planters at our request as part of the turnover process. This is now District responsibility.

Pathfinder Park

- Turf is dry and stressed, just as it was at the hottest part of last season. Irrigation has been increased but we must stay within the City of Aurora guidelines while we monitor the turf recovery.
- Broken tree limb removal in the park area was done by our maintenance technician.

- Wasp removal was completed at the playground by our maintenance technician.
- Thistle removal work is ongoing by our maintenance technician until an outside vendor can complete the weed spray and mow buffer areas along the drainage path.
- The new play structure is scheduled to be installed by late September.
- Developer construction is ongoing.

Tennis Courts

- A proposal has been obtained to reseal and restripe the courts in 2023.
- A replacement blue fabric shade for the tennis bench was ordered in July and will arrive in October.
- Replacement tennis nets and center straps have been ordered for installation in August.

Inspiration Club / Swimming Pool

- The pool gates were not always closing behind people because the hinges auto-close function was wearing due to age. The hinges were replaced by the maintenance technician with new self-closing hinges. This saved the District approximately \$2,400 versus the bid obtained by a gate security vendor.
- Key fob requests and questions are still at a high level of activity.
- Hannah Warner, Pool Supervisor, is returning to college at the end of July. A replacement Pool Manager/Event Assistant has been hired part time for the remainder of the season. Hailey & Audrey (pool monitors) will also be returning to college and their replacements have been hired.
- A chemical line burst in the pool pump room and was repaired by Front Range Recreation.
- A new heavy-duty louvered steel door was installed on the chemical storage room but was not the correct size. The vendor will install a replacement and repair stucco damage that occurred during installation.
- Event lawn reseeding will be completed by the developer to address problem areas of turf.

Gas feature safety in parks

- The pizza oven was not functioning within the expected time period. We attempted to diagnose the non-responsive electrical panel and GFCI outlet. An electrician was called, and it was determined that the issue had resulted from a prior electrical outage in the area. The timer had been offset by 8 hours and was only allowing the oven to function between 4pm and 6am. This has been fixed and the pizza oven operates from 8am to 10pm.
- A mischief incident occurred at the pizza oven. The security camera showed two adolescent girls placing mulch in the oven and trying to turn the oven on. The timer prevented the oven from being turned on at night.

The fire pits at the Hops Garden and pool area will be covered with stone tabletops. Installation will occur after the material has been cut and the one with a game board has been etched. The gas has been capped off.

Skate Amenities

- Additional developer construction is not yet complete.
- Skate amenity rule signs were installed by our maintenance technician.

Adopt A Bench

- The first Adopt a Bench was installed at the edge of the event lawn at the Inspiration Club. The crusher fines pad was a multi-day project performed by the maintenance technician and other management staff. The project was funded by resident Bob Beeman.

DEVELOPER ACTIVITY

Filing 1-6 Improvements

- Filing 1-6 improvements are the focus of a weekly discussion between PA, ELCI, and Brookfield/Contour.
- During irrigation inspections conducted by PA and Hydrosystems KDI, a deactivated zone was discovered to have a major break at Rocky Top and Gartrell. The break has been repaired by ELCI, the zone reactivated, and the sod damaged due to lack of irrigation is scheduled for replacement.
- All new turf is permitted to be on an establishment cycle, allowing multiple waterings a day for 30 days. However, the turf at Gartrell Rd and E Rocky Top Ave is currently being overwatered. Once notified, the developer stated that ELCI was following their establishment procedures and requests to alter protocol would put the warranty of the turf at risk
- New turf installed north of the intersection of Gartrell Rd and Inspiration Dr is also on an establishment cycle but rather than being overwatered, is starting to brown. None of the improvements in this project have been accepted by the District currently.
- The trail connection next to Inspiration Club was supposed to start a couple of weeks ago. The developer has experienced delays with their vendor.
- Reseeding of the event lawn at Inspiration Club will likely take place in September so that it can be roped off after the event and pool season until the new seed has established.

Tract Turnover Report

July 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.

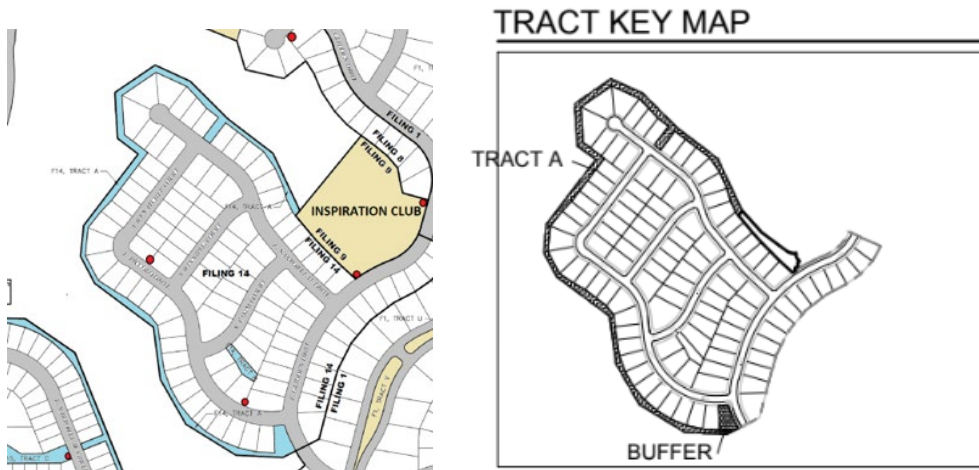
Filing 21 – **Green** status (upon task completion) Multiple site walks completed. Final site walk to be scheduled.



- 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. An agreement is being pursued by Brookfield with the property owner for any future possible erosion or slope damage.**
- 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. Public Alliance has requested a no dumping sign be placed in this area. **Brookfield agrees to have the current brush pile removed as a condition for District Acceptance and wants 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.**

- 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 the areas and new trail. **The district has requested that the T-post temporary fencing be removed. 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 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.**
- The district has requested additional weed spray to be completed on all soft surface trails prior to turnover.

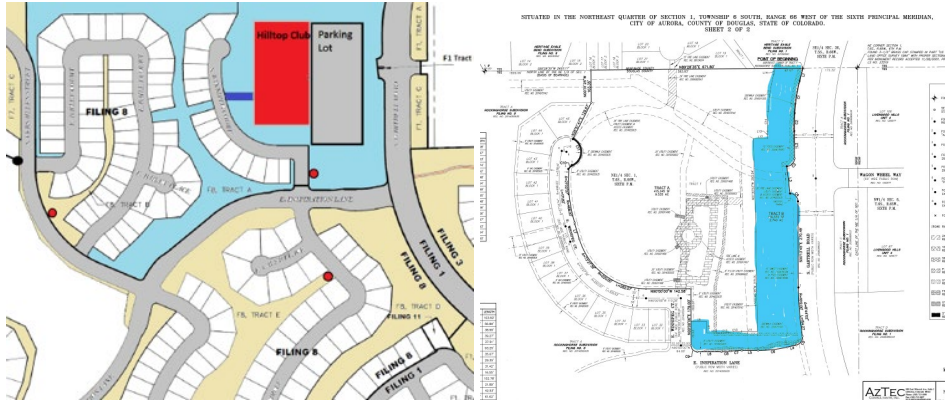
Filing 14 – **Green** status - Multiple site walks completed – Final site walk to be scheduled.



- 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 have been completed except one tree – **Will be installed when it can be sourced from the nursery**
- Vent pipe to be cut down and a new vent cover installed – **Working with City of Aurora for clarification on type of vent cover.**

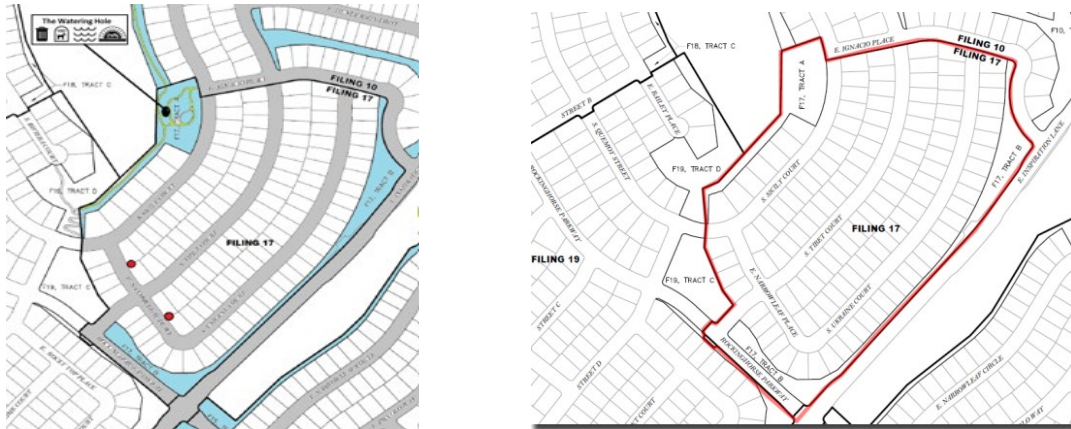
- Fences to be re-stained. Complete in beginning of July (one resident fence not completed due to resident fence attachments)
- Irrigation inspection complete and noted repairs are ongoing.

Filing 22 Tract B – **Yellow** status - Initial site walk completed



- Brookfield to provide alternate options for the turn out area on Gartrell that include fire land access. Two options to remove the asphalt and access to motor vehicles with fire lane access to remain. IMD and Brookfield to decide upon turn out options and feasibility with the City of Aurora.
- 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.

Filing 17 **Yellow** status– Full acceptance including Native areas. Initial site walk of native areas completed.



- Acceptance for maintenance of the manicured areas is in place as of July 1st.
- Native areas have filled in in areas of concern.
- Fence staining were scheduled and/or completed.
- Weed spray to be completed.
- Brookfield replaced the water feature pump at the Watering hole.
- Brookfield planted perennial flowers in the planters at the Watering Hole.
- Irrigation inspection was completed by John Keesen.

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.