

**INSPIRATION METROPOLITAN DISTRICT**  
**SPECIAL MEETING**  
Via Teleconference  
September 12, 2022 at 5:00 p.m.

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

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Link: <https://us06web.zoom.us/j/8637322103>  
Meeting ID: 863 732 2103  
Call-In Number: 1-346-248-7799

**NOTICE OF SPECIAL MEETING AND AGENDA**

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

**ACTION REQUIRED**

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

- a. Approval of August 9, 2022 Regular Meeting Minutes (enclosure)
- b. Approval of the Finance Committee Minutes from August 1, 2022 (enclosure)
- c. Approval of the Common Area Committee Minutes from July 19, 2022 (enclosure)
- d. Approval of the Residential Improvement Committee Minutes from July 20, 2022 (enclosure)
- e. Approval of the Social Committee Minutes from August 18, 2022 (enclosure)

- f. Approval of the Service Center Committee Minutes from August 3, 2022 (enclosure)
- g. Ratification of Resolution to Appoint member to Common Area Committee (enclosure)
- h. Ratification of Resolution to Appoint member to Finance Committee (enclosure)
- i. Ratification of 5<sup>th</sup> Addendum to Independent Contractor Agreement with Roberts Treescaping, LLC (“RTS Landscaping”) for tree removal (enclosure)
- j. Ratification of 9<sup>th</sup> Addendum to Independent Contractor Agreement with BrightView Landscaping, Inc. for replacement of irrigation controls (enclosure)
- k. Ratification of Short Form Independent Contractor Agreement with L.E.R. d/b/a Renner Sports Surfaces for tennis court resurfacing (enclosure)

## 7. Management Updates

- a. Review Manager’s Report (enclosure).
- b. **ACTION REQUIRED:** Consider Proposal from Brightview, Inc. for Fall 2022, Spring 2023 Snow Removal Services (enclosure).
- c. Discuss maintenance of sand volleyball court in off-season.
- d. Review Tract Turnover Report (enclosure).
- e. **ACTION REQUIRED:** Consider accepting ownership and maintenance responsibility for Filing 14 (document package sent under separate cover).
  - 1. Consider approval of Bill of Sale for Tracts A and B, Rockinghorse Subdivision, Filing 14 (enclosure).
  - 2. Consider approval of Special Warranty Deed between Nash Inspiration, LLC and Inspiration Metropolitan District (“the District”) (enclosure).
- f. **ACTION REQUIRED:** Consider accepting ownership and maintenance responsibility for Filing 17 (document package sent under separate cover).
  - 1. Consider approval of Bill of Sale for Tracts A and B, Rockinghorse Subdivision, Filing 17 (enclosure).
  - 2. Consider approval of Special Warranty Deed between Nash Inspiration, LLC and the District (enclosure).
- g. **ACTION REQUIRED:** Consider accepting ownership and maintenance responsibility for Filing 21 effective as of the date of dissolution of Rockinghorse Metropolitan District No. 1 (document package sent under separate cover).
  - 1. Consider approval of Bill of Sale for Tracts A and C, and D, Rockinghorse Subdivision, Filing 21 (enclosure).
  - 2. Consider approval of Special Warranty Deed between Nash Inspiration, LLC and the District (enclosure).
  - 3. Discuss Slope Easement Agreement between Nash Inspiration, LLC and Dale A. Yost (enclosure).

- h. **ACTION REQUIRED:** Consider approval of proposals from BrightView for maintenance of Tracts 14, 17 and 21 (to be distributed).

**8. Services Center Updates**

- a. Committee Update
- b. **ACTION REQUIRED:** Consider approval of Proposal from Quintessence Design Group, LLC for Civil Engineering, Surveying, Traffic Analysis, Landscape Design and Photometric Plan in the amount of \$30,950 (enclosure).
- c. **ACTION REQUIRED:** Consider approval of Proposal from CTL Thompson for Geotechnical Investigation in the amount of \$5,350 (enclosure).

**9. Residential Improvement Updates**

- a. Residential Improvement Committee Update
- b. AMI Update (enclosure)
- c. Discuss short term rentals.

**10. Social Updates**

- a. Social Committee Update

**11. Common Area and Landscaping Updates**

- a. Common Area Committee Update
- b. **ACTION REQUIRED:** Review bids from Naranjo Civil Constructors, Inc. and EDGE Contracting, Inc. and consider award of contract for the Piney Creek Trail Project (enclosure).
- c. **ACTION REQUIRED:** Consider approval of Proposal from Icon Engineering, Inc. for Project Management Services for an amount not to exceed \$34,243 (enclosure).
- d. **ACTION REQUIRED:** Consider approval of Proposal from RTS Landscaping for remediation of erosion in two areas around Pond 6L and the Gartrell Box Culvert for an amount not to exceed \$6,000 (enclosure).

**12. Finance Updates**

- a. Finance Committee Update (enclosure)
- b. **ACTION REQUIRED:** Review and accept unaudited financial statements for the period ending July 31, 2022 (enclosure).

- c. **ACTION REQUIRED:** Review and approve the payment of claims (enclosure).
- d. **ACTION REQUIRED:** Ratify Requisition 5 to the Subordinate Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds Series 2021B in the amount of \$44,109.86 (enclosure).
- e. **ACTION REQUIRED:** Review Finance Committee Application and consider appointment of applicant to the Finance Committee (enclosure).

**13. Legal Updates**

- a. Discuss SARIA Refunding.
- b. Discuss 2023 Meeting Dates (2<sup>nd</sup> Tuesday of January, February, April, June, July, August, September, October, November and December and March 21<sup>st</sup>; all at 5:30pm)

**14. Public Comment** - Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person. Comments will be taken in the order reflected on the sign in sheet. Only during this time may a person address the Board unless the Board specifically solicits input from the audience at another time during the meeting.

**15. Next Meeting:** October 11, 2022

**16. Adjourn**