

MINUTES OF THE MEETING OF THE RESIDENTIAL
IMPROVEMENT GUIDELINES COMMITTEE OF
INSPIRATION METROPOLITAN DISTRICT

Held: Wednesday, August 17, 2022, at 5:30 p.m. via
videoconference

Attendance

The regular meeting of the Residential Improvement Guidelines Committee was called and held as shown above and in accordance with the applicable statutes of the State of Colorado. The following members, having been approved by the Board of Directors to serve on the Committee, were in attendance:

Chris Bolz
Terry Davis
Allen Schubert (Chair)
Holly Svetz (Board Liaison and Secretary)
Glen Templin
Courtney Thomas (Vice Chair)
Chuck Wagner

Absent were Joyce Adams, Jared Berge, Tom Garrett, Terry Nguyen, and Steve Powers. Also present were Sharon Sulzle of AMI and Kate Innes of Public Alliance as well as residents Marty Brierley, Rick Forsman, and TJ LeGare.

Public Comment

Ms. Brierley inquired about the exterior lighting rules and the Committee engaged in discussion with her.

Ms. LeGare is preparing to xeriscape and wanted to get up to date information.

Call to Order

It was noted by Chair Schubert that a quorum of the Committee was present, and the meeting was called to order.

Agenda Approved

The Agenda was reviewed and unanimously approved as amended.

July Minutes

The July minutes were reviewed and unanimously approved.

Board Report

Ms. Svetz stated told the Committee that the proposed revisions to the CC&Rs had been sent to District Counsel and would be considered by the Board after that.

Compliance Report

Ms. Sulzle reported the numbers of design requests and progress made and covenant violations and progress made. Ms. Sulzle said that the report showed a standard summer.

Drainage

Ms. Brierley commented about the failed drainage in the Ukraine Court areal.

Statute of Limitations

Mr. Schubert explained that a lawsuit needs to be commenced for any violation within one year of any change to the property or the District may not enforce its standards. He encouraged the Committee and AMI to be diligent and asked AMI to consider whether additional staff is needed.

Services Center

Mr. Bolz gave the Committee a report on the activity of the Services Center Committee as the design and site planning is evolving.

Plant material location and sizes

Mr. Bolz discussed the Guidelines that require plantings be certain distances from the property line and pointed out that many residents don't comply and the difficulty of enforcement. He suggested that the plant material location and sizes be changed to recommendations. Ms. Sulzle discussed a resident's right to self help if a tree or shrub extends over the property line. Messrs. Bolz and Schubert agreed to draft revised language for Section 4.32.2.

Address numbers

Ms. Svetz noted that our Guidelines already allow residents to move their address numbers so that the numbers are in sharp contrast to the background color per the Aurora ordinance. She asked the Committee if they had any recommendations to help make residents' address numbers more visible for emergency responders. The Committee agreed to revise the Guidelines to state address numbers should be between four and six inches high and Ms. Svetz agreed to draft an eblast advising residents how to comply.

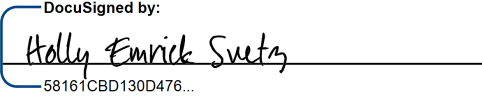
Two tree requirement

Ms. Svetz asked the Committee to consider whether to continue to require two trees in all front yards. Inspiration has been very challenged with trees that do not thrive and many front yards are so small, it is not practical to keep two trees. The Committee agreed to consider this and discuss at the next meeting.

Adjournment

There being no further business before the Committee,
the Committee determined to adjourn the meeting.

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

Secretary 
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