

INSPIRATION METROPOLITAN DISTRICT
REGULAR MEETING
Via Teleconference
October 11, 2022 at 5:30 p.m.

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

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

NOTICE OF REGULAR 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. 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.
- 5. 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 regular 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 September 12, 2022 Special Meeting Minutes (enclosure)
- b. Approval of the Finance Committee Minutes from September 6, 2022, and September 26, 2022 Special Meeting (enclosures)
- c. Approval of the Common Area Committee Minutes from August 16, 2022 (enclosure)
- d. Approval of the Residential Improvement Committee Minutes from August 17, 2022 (enclosure)
- e. Approval of the Social Committee Minutes from September 15, 2022 (enclosure)
- f. Approval of the Service Center Committee Minutes from September 7, 2022 (enclosure)

- g. Ratification of Resolution to Appoint member to Finance Committee (enclosure)
- h. Ratification of Third Addendum to the Independent Contractor Agreement with Quintessence Design Group, LLC, for Civil Engineering, Surveying, Traffic Analysis, Landscape Design, and Photometric Plan (enclosure)
- i. Ratification of Independent Contractor Agreement with Naranjo Civil Constructors, Inc. (enclosure)
- j. Ratification of Independent Contractor Agreement with ICON Engineering, Inc. for Contract Management Services (enclosure)
- k. Ratification of Sixth Addendum to the Independent Contractor Agreement with Roberts Tree Scaping, LLC, d/b/a RTS Landscaping, Inc. for remediation of erosion in two areas around Pond 6L and the Gartrell Box Culvert (enclosure)
- l. Ratification of the First Addendum to the Independent Contractor Agreement with BrightView Landscaping Services, Inc., (“BrightView”) for Snow Removal Services (enclosure)
- m. Acknowledgment of Slope Easement Agreement Between Nash Inspiration, LLC and Homeowner (to be distributed under separate cover)
- n. Ratification of Independent Contractor Agreement with Mile High Lights for Holiday Lights (enclosure)

6. Management Updates

- a. Review Manager’s Report (enclosure)
- b. **ACTION REQUIRED:** Review and consider approval of 2023 Landscaping Services Proposals from BrightView (enclosures).
- c. **ACTION REQUIRED:** Review and consider approval of 2023 Swimming Pool Management Proposal from Front Range Recreation, Inc. (enclosure).
- d. **ACTION REQUIRED:** Discuss and consider addition of full time Field Services Technician (enclosure).
- e. Review Tract Turnover Report (enclosure).
- f. **ACTION REQUIRED:** Consider accepting ownership and maintenance responsibility for Filing 15 (document package sent under separate cover).
 - 1. Consider approval of Bill of Sale for Tract A Phase I and Tracts B, C, D and E, Rockinghorse Subdivision, Filing 15 (enclosure).
 - 2. Consider approval of Special Warranty Deed between Nash Inspiration, LLC and Inspiration Metropolitan District (“the District”) (enclosure).
- g. **ACTION REQUIRED:** Consider accepting ownership and maintenance responsibility for Filing 16 (document package sent under separate cover).
 - 1. Consider approval of Bill of Sale for Tracts A, B, C, D, E and F, Rockinghorse Subdivision, Filing 16 (enclosure).
 - 2. Consider approval of Special Warranty Deed between Nash Inspiration, LLC and the District (enclosure).

7. Services Center Updates

- a. Committee Update
- b. Review Services Center Committee survey results (enclosure).

8. Residential Improvement Updates

- a. Residential Improvement Committee Update
- b. AMI Update (enclosure)
- c. **ACTION REQUIRED:** Review and consider approval of proposed revisions to the residential improvement guidelines for all lots (enclosure).
- d. Discuss status of proposed changes to Covenants and Restrictions (*to be distributed under separate cover*).

9. Social Updates

- a. Social Committee Update

10. Common Area and Landscaping Updates

- a. Common Area Committee Update (enclosure)
- b. Review Common Area Committee's Survey results (enclosure).
- c. Review and consider approval of proposals for repairs to Rockinghorse private road (enclosure).
- d. Review and consider revisions to Short Form Independent Contractor Agreement with CTL Thompson for Geotechnical Investigation (enclosure).

11. Finance Updates

- a. Finance Committee Update (enclosure)
- b. **ACTION REQUIRED:** Review and accept unaudited financial statements for the period ending August 31, 2022 (enclosure).
- c. **ACTION REQUIRED:** Review and approve the payment of claims (enclosure).
- d. Review 2023 Draft Budget (enclosure).

- e. **ACTION REQUIRED:** Review Finance Committee Application and consider appointment of applicant to the Finance Committee (enclosure).

12. Legal Updates

- a. Discuss Dissolution of Rockinghorse Metropolitan District No. 1 and Request from City of Aurora for Assignment of Intergovernmental Agreement and Obligations (enclosure).

13. 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.

14. Next Special Meeting: October 20, 2022

15. Next Regular Meeting: November 8, 2022

16. Adjourn