

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

Held: Thursday, October 6, 2022, at 5:45 p.m. via video conference

**Attendance**

The special 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  
Rick Forsman  
Maurice Smith

Also present were:

AJ Beckman, Public Alliance, District Manager; Kate Innes, Public Alliance, Resident Relations Manager; Sharon Sulzle, Advanced Management, LLC, Architectural Review and Covenant Enforcement; Jeff Smith, Esq., Altitude Community Law, LLC, Special Counsel

The following members of the public were present: Allen Schubert, Steve Powers, Larry Licht, Ryan Fields

**Call to Order**

It was noted that a quorum of the Board was present, and the meeting was called to order at 5:46 p.m.

**Conflict of Interest Disclosures**

Mr. Beckman advised the Board that pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Beckman 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. Mr. Beckman 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**

Mr. Beckman presented to the Board the agenda for the resident hearings.

Upon motion duly made by Director Svetz, seconded by Director Smith, and upon vote unanimously carried, the agenda was

approved as presented and the absences of Directors Colwell and Curtiss were excused.

**Public Comment**

There were no comments from members of the public.

**Covenant Enforcement  
Hearing on Account  
Number 731672**

Mr. Licht addressed the Board regarding his neighbor. He reported that the neighbor has a history of violating covenants, and complained that his neighbor's yard is in disrepair. He alleges that his neighbor installed unapproved lighting which is disruptive and shines into the windows in his bedroom, bathroom, and hallway. He reported that he has approached his neighbor about these matters, and his neighbor indicated that he would comply with the request for conformance, but that has not happened. Additionally, Mr. Licht claims that his neighbor excessively waters his lawn, has an artificial palm tree which appears to be in violation of the residential improvement guidelines for all lots ("the guidelines").

Mr. Licht requested that the Board require his neighbor to go through the design review process and bring his home and landscaping into compliance.

Ms. Sulzle reported to the Board that she has sent multiple violation notices to the resident in question for two separate violations, which are escalating on separate schedules. The resident has repeatedly agreed to mitigate the violations, but has not followed through with requested compliance actions. In fact, the resident has added additional lighting since the original violations without going through design review. She reported that she will inspect the property to check the status of the debris and weeds in the yard. The resident will receive two more notices for the lighting violations before the matters will be turned over to the District's covenant enforcement attorney.

Attorney Smith explained that the Board is escalating through the enforcement process, which he outlined for Mr. Licht, and explained that, if unresolved, the matter or matters will result in a demand letter and possible legal action.

No action was taken by the Board at this time.

**Covenant Enforcement  
Hearing on Account  
Number 730308**

Mr. Fields addressed the Board, requesting clarification of requirements for parking vehicles or vessels in a driveway. He asserted that boats meet the general description of a "vehicle", and asked if there could be an exemption for boats, or if there had been any resident complaints about his parking the boat in his driveway. He requested that he be allowed to park the boat in his driveway for 24-48 hours at a time.

Attorney Smith explained that the Board has not designated driveways as spaces where a boat can be parked with exemption from the guidelines, and that the presence of a complaint does not make a violation more or less viable.

Director Svetz explained to Mr. Fields that the guidelines allow for parking up to 72 hours, and noted that if the vehicle is parked within the noted parameters, then it is in compliance.

Attorney Smith suggested that Mr. Fields notify the District if his boat will be parked in the driveway in summer months in accordance with the guidelines. He advised the Board not to consider changing the guidelines to make driveways a designated storage space.

Director Svetz noted that the Residential Improvement Committee struggles with writing the rules in a manner that protects the aesthetic of the neighborhood, yet allows for the quiet enjoyment of private property.

No action was taken by the Board at this time. It was noted that the District will continue its ongoing enforcement procedures.

**Public Comment**

There were no comments from members of the public.

**Other Business**

There was no other business.

**Adjournment**

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

Following discussion, upon motion duly made by Director Svetz, seconded by Director Smith, and upon vote unanimously carried, the meeting was adjourned at 6:37 p.m.

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Secretary for the Meeting