

INSPIRATION METROPOLITAN DISTRICT
REGULAR MEETING
Via Teleconference
November 8, 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 October 6, 2022 and October 20, 2022 Special Meeting Minutes, and October 11, 2022 Regular Meeting Minutes (enclosures)
- b. Approval of the Common Area Committee Minutes from September 20, 2022 (enclosure)
- c. Approval of the Residential Improvement Committee Minutes from September 21, 2022 (enclosure)
- d. Approval of the Social Committee Minutes from October 27, 2022 (enclosure)
- e. Approval of the Services Center Committee Minutes from October 5, 2022 (enclosure)
- f. Ratification of Resolution to Appoint member to Finance Committee (enclosure)

- g. Ratification of Independent Contractor Agreement with Front Range Recreation, Inc. for 2023 Swimming Pool Management (enclosure)
- h. Ratification of Short Form Independent Contractor Agreement with CTL Thompson for Geotechnical Investigation (enclosure)
- i. Ratification of Third Addendum to Independent Contractor Agreement with Public Alliance, LLC for additional field technician services in 2022 (enclosure)
- j. Ratification of Independent Contractor Agreement with A-1 Chipseal, Co. for repairs to Rockinghorse Private Road (enclosure)
- k. Ratification of Eleventh Addendum to Independent Contractor Agreement with BrightView for Deep Root Tree Watering (enclosure)
- l. Ratification Requisition 6 to the Subordinate Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds Series 2021B in the amount of \$40,567.54 (enclosure).
- m. Ratification to the First Addendum to the Independent Contractor Agreement with Masterful Masonry, Inc. for Fire Pit Stone Top Installation (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. Review Tract Turnover Report (enclosure).
- d. **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 (*to be distributed under separate cover*).
 - 2. Consider approval of Special Warranty Deed between Nash Inspiration, LLC and Inspiration Metropolitan District ("the District") (*to be distributed under separate cover*).
- e. **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 (*to be distributed under separate cover*).
 - 2. Consider approval of Special Warranty Deed between Nash Inspiration, LLC and the District (*to be distributed under separate cover*).

- f. **ACTION REQUIRED:** Consider accepting ownership and maintenance responsibility for Filing 18 (document package sent under separate cover).
 - 1. Consider approval of Bill of Sale for Tracts B and C, Rockinghorse Subdivision, Filing 18 (*to be distributed under separate cover*).
 - 2. Consider approval of Special Warranty Deed between Nash Inspiration, LLC and the District (*to be distributed under separate cover*).

7. Services Center Updates

- a. Committee Update
- b. Review and consider proposal from Quintessence Design Group, LLC for construction documents submittal (enclosure).
- c. Review survey draft for social uses of building (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. **ACTION REQUIRED:** Review Residential Improvement Committee Application and consider appointment of applicant to the Residential Improvement Committee (enclosure).
- e. Discuss status of proposed changes to Covenants and Restrictions (*to be distributed under separate cover*).

9. Social Updates

- a. Social Committee Update
- b. **ACTION REQUIRED:** Review Social Committee Application and consider appointment of applicant to the Social Committee (enclosure).

10. Common Area and Landscaping Updates

- a. Common Area Committee Update
- b. Review and consider approval of proposals for sealing of Rockinghorse Private Road (enclosures).

- c. **ACTION REQUIRED:** Review Common Area Committee Applications and consider appointment of applicants to the Common Area Committee (enclosures).
- d. Discussion of placement of shade sail over play structure (enclosures).

11. Finance Updates

- a. Finance Committee Update
- b. **ACTION REQUIRED:** Review and accept unaudited financial statements for the period ending September 30, 2022 (enclosure).
- c. **ACTION REQUIRED:** Review and approve the payment of claims (enclosure).
- d. Conduct 2022 Budget Amendment Hearing and Consider Adoption of Resolution to Amend 2022 Budget (enclosure).
- e. Conduct Public Hearing on the proposed 2023 Budget and consider adoption of Resolution Adopting Budget, Imposing Mill Levy and Appropriating Funds Therefor (Proposed as General Fund _____, Debt Service Fund _____ and Contractual Obligation Expenses Fund 1.112 for a total mill levy of _____) and appropriating Funds (Resolution enclosed, 2023 Draft Budget to be distributed).

12. Legal Updates

- a. Review and consider approval of the 2023 Annual Administrative Resolution (enclosure).
- b. Review and consider approval of a Resolution Calling the May 2023 Election (enclosure).
- c. Review and consider approval of 809 Transparency Notice (enclosure).
- d. Review and consider approval of Amended and Restated Resolution Concerning the Imposition of an Operations Fee (enclosure).

13. Other Business

- a. Consider approval of Renewal of Special Districts Association of Colorado Membership, 2023.
- b. Review and discuss proposal for Renewal of General Liability Schedule and Limits and Property Schedule and Consider Approval and Authorization to Bind Coverage (to be distributed).

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 Regular Meeting:** December 13, 2022
16. **Adjourn**