

MINUTES OF THE MEETING OF THE RESIDENTIAL
IMPROVEMENT GUIDELINES COMMITTEE OF
INSPIRATION METROPOLITAN DISTRICT
Held: Wednesday, October 19, 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:

Jared Berge
Chris Bolz
Tom Garrett
Steve Powers
Allen Schubert (Chair)
Holly Svetz (Board Liaison)
Glen Templin
Courtney Thomas (Vice Chair)
Chuck Wagner

Absent were Joyce Adams and Terry Nguyen. Also present were Sharon Sulzle of AMI as well as residents Marty Brierley and William Thomas.

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.

September Minutes

The September minutes were reviewed and unanimously approved.

Public Comment

None.

Board Report

Ms. Svetz told the Committee that the proposed revisions to the Guidelines related to house numbering and tree placement relative to Lot Lines were approved by the Board at its October meeting.

Because the Common Area Committee had additional revisions to the CC&Rs, they were submitted to counsel to

incorporate and will be delayed by Board review until finalized.

Compliance Report

Ms. Sulzle reported that there had been 697 design requests in 2022 and congratulated the Committee on its timely review of them.

The Committee discussed the increase in fines for violations and Ms. Sulzle will perform some analysis to present to the Committee next month.

The first nighttime exterior lighting inspection resulted in 30 violations for five main reasons: string lights on after 10 pm, excessive up lighting, bright flood lights, holiday lighting, and soffit lights on after 10 pm. While there was controversy in the community, the Committee agreed that this resulted in better resident education regarding the exterior lighting Guidelines.

Services Center

Mr. Bolz reported on the resident survey results, summarized the cost analysis performed on each potential building site in the District, and explained that the Services Center Committee recommended the building be located at the Inspiration Club site.

RV Parking Guideline

Mr. Schubert discussed a proposed Guidelines revision regarding Recreational Vehicle parking in driveways. After significant discussion and commentary by resident Marty Brierly, the Committee agreed to propose the following:

The proposed changes to Guideline 3.4 Parking, are essentially two. The first is a reorganization of the section creating 2 subsections one titled *Driveways* one titled *Streets and Sidewalks*. This was done to distinguish what entity, specifically the District or the City or Aurora, is responsible (and thus has enforcement responsibility) for driveways, and streets and sidewalks. As an aid for residents, there are several specific City of Aurora requirements related to parking on streets and sidewalks noted in the Section. The second change is related to parking of recreational vehicles in driveways. The number of days a recreational vehicle can be parked in a driveway was reduced from 72 to 48 hours for loading and unloading and the maximum number of occasions a recreational vehicle can be parked in a driveway is four occasions in a 30-day period. Effectively, the revised Guideline will now allow a maximum of eight days a recreational vehicle can be parked in a driveway in a 30-day period.

Mr. Schubert agreed to refine the language for review by the Committee to then be presented to the Board for approval.

Two-Tree Requirement

Ms. Svetz presented her thoughts about requiring only one front yard tree (the tree lawn tree requirements would be unchanged) in smaller front yards. This is based on the difficulty to establish and grow thriving trees in our community, the size one tree will reach in some yards, and the closeness of adjacent neighboring trees. After discussion, Ms. Svetz agreed to find the size of various front yards in the community and next month to propose which yards would have a reduced one front yard tree requirement.

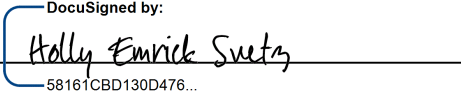
Application

The Committee considered and unanimously approved the application of Rachel Lynch to join the Committee.

Adjournment

There being no further business before the Committee, the Committee determined to adjourn the meeting at 6:31 pm.

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

Secretary  58161CBD130D476...