

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

Held: Thursday, November 17, 2022, at 5:30 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:

Aaron Curtiss
Holly Svetz
Rick Forsman
Maurice Smith

Absent:
Dennis Colwell

Also present were:
AJ Beckman, Public Alliance, District Manager; Kate Innes, Public Alliance, Resident Relations Manager; Geol Scheirman Public Alliance; Sharon Sulzle, Advanced Management, LLC, Architectural Review and Covenant Enforcement; Debra Oppenheimer, Esq., Altitude Community Law, LLC, Special Counsel

The following members of the public were present: Steve Powers, Allen Schubert, Kirk Dejac, and Ralph Charlip

Call to Order

It was noted that a quorum of the Board was present, and the meeting was called to order at 5:31 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 absence of Director Colwell was excused.

**Covenant Enforcement
Hearing on Account
Number 731217**

Mr. Dejac addressed the Board regarding his storage container. He presented a summary of his appeal via Powerpoint. He claims it is a storage container and not a shed and the guidelines do not differentiate between storage container or shed. Those same guidelines do not specify dimensions and believes he has met the requirements for a “storage container”. Mr. Dejac is willing to install a compliant privacy fence to screen from view.

Ms. Sulzle reported to the Board that violation was sent in February 2022 and was discussed by the committee in June 2022. Mr. Dejac indicated that installation was a part of the other back yard improvements as a part of the plan. Ms. Sulzle reviewed prior records indicating the Committee had reviewed the resident’s request for approval.

The Board denied his request for appeal and gave until January 15, 2023 to uninstall the storage container but they informed the owner he could submit a design request for two compliant storage containers on the back of the house.

**Covenant Enforcement
Hearing on Account
Number 730195**

Mr. Charlip addressed the Board with regards to lighting on his unit and lighting after 10p.m. Mr. Charlip has made modifications and is in the process of reducing the lumens with other bulbs to be installed. Mr. Charlip explained that he has been in compliance with all lighting regulations to this point.

The Board relayed that all builder installed lighting, including lighting that was installed above entryways could remain on past 10 p. m. After discussion, the Board would not allow additional lighting installed by the owner to remain on past 10 p.m., but will allow for motion sensors to be used for those homeowner-installed lighting units.

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.

DocuSigned by:

Holly Emrick Svetz

Secretary for the Meeting