

INSPIRATION METROPOLITAN DISTRICT
REGULAR MEETING
Via Teleconference
December 13, 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 20, 2022 Special Meeting Minutes, November 8, 2022 Regular Meeting Minutes, and November 17, 2022 Special Meeting Minutes (enclosures)
- b. Approval of the Common Area Committee Minutes from October 18, 2022 (enclosure)
- c. Approval of the Finance Committee Minutes from October 3, 2022 and October 17, 2022 (enclosures)
- d. Approval of the Residential Improvement Committee Minutes from October 19, 2022 (enclosure)
- e. Approval of the Social Committee Minutes from November 17, 2022 (enclosure)

- f. Approval of the Services Center Committee Minutes from November 2, 2022 (enclosure)
- g. Ratification of Resolution to Appoint Members to the Common Area Committee (enclosure)
- h. Ratification of Resolution to Appoint Member to Residential Improvement Committee (enclosure)
- i. Ratification of Resolution to Appoint Member to Social Committee (enclosure)
- j. Ratification of 2023 Landscaping Services Independent Contractor Agreement with BrightView Landscaping Services, Inc. for April 1, 2023 to December 31, 2023 (“BrightView”) (enclosure)
- k. Ratification of Tenth Addendum to the Independent Contractor Agreement with BrightView for Filing 14, Tracts A & B (enclosure)
- l. Ratification of Short Form Independent Contractor Agreement with A-One Chipseal for sealing of Rockinghorse private road (enclosure)
- m. Ratification of First Addendum to Independent Contractor Agreement with A-One Chipseal for asphalt repair (enclosure)
- n. Ratification of the Third Addendum to Independent Contractor Agreement with Rocky Mountain Playground Services, LTD. for playground inspections (enclosure)
- o. Ratification of Thirteenth Addendum to Independent Contractor Agreement with Brightview for Winter Watering of Filings 15 and 17 (enclosure)
- p. Approval of update to engagement letter with White Bear Ankele and Tanaka P.C. (enclosure)

6. Management Updates

- a. Review Manager’s Report (enclosure).
- b. Piney Creek Trail construction status update.
- 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 Tracts B, C, D and E, Rockinghorse Subdivision, Filing 15.
 - 2. Consider approval of Special Warranty Deed between Nash Inspiration, LLC and Inspiration Metropolitan District (“the District”).
- 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.
 - 2. Consider approval of Special Warranty Deed between Nash Inspiration, LLC and the District.

- f. **ACTION REQUIRED:** Consider accepting ownership and maintenance responsibility for Filing 1, Tract J Skate/Bike, Shelter and Trail Improvements (document package sent under separate cover).
 - 1. Consider approval of Bill of Sale for Filing 1, Tract J Skate/Bike, Shelter and Trail Improvement, Consider approval of Bill of Sale for Filing 1, Tract J Skate/Bike, Shelter and Trail Improvement.
- g. **ACTION REQUIRED:** Consider accepting ownership and maintenance responsibility for Filing 2, Tract E Dog Park Improvements (document package sent under separate cover).
 - 1. Consider approval of Bill of Sale for Filing 2, Tract E Dog Park Improvements.
- h. **ACTION REQUIRED:** Review and consider approval of proposal from Weed Wranglers for Filing 21 weed control (enclosure).

7. Finance Updates

- a. Finance Committee Update (enclosure)
- b. **ACTION REQUIRED:** Review and accept unaudited financial statements for the period ending October 31, 2022 (enclosure).
- c. **ACTION REQUIRED:** Review and approve the payment of claims (enclosure).
- d. Review and discuss analysis of taxes versus fees as means of revenue collection.
- e. Discuss adding question to ballot for the May 2023 Election to increase or eliminate the operations revenue limitation.

8. Services Center Updates

- a. Committee Update
- b. **ACTION REQUIRED:** Review and consider approval of the Fourth Addendum to the Independent Contractor Agreement with Quintessence Design Group, LLC for construction documents submittal (to be distributed under separate cover).
- c. **ACTION REQUIRED:** Review and consider approval of updated design (to be distributed under separate cover).

9. Residential Improvement Updates

- a. Residential Improvement Committee Update
- b. AMI Update (enclosure)

- c. Discuss status of proposed changes to Covenants and Restrictions (to be distributed under separate cover).
- d. Discuss soffit lighting.

10. Social Updates

- a. Social Committee Update

11. Common Area and Landscaping Updates

- a. Common Area Committee Update
- b. Discuss Common Area Committee recommendation of removal of the hammock posts at Hangout Park.
- c. Discuss Common Area Committee recommendation of suspending adopt a tree program for 2023.
- d. Discuss Common Area Committee recommendations for new names for the Neighborhood Activity Centers (“NACs”) and trails and follow up actions necessary (enclosures).
- e. **ACTION REQUIRED:** Review and consider approval of the proposal from Roberts Treescaping, LLC d/b/a RTS Landscaping for annual maintenance of ponds 4U, 4B, 5, 6U, and 6L (enclosure).

12. Legal Updates

- a. **ACTION REQUIRED:** Review and consider approval of the Fourth Addendum to the Independent Contractor Agreement with Public Alliance, LLC (enclosure).
- b. Discuss status of Public Art Acquisition and Maintenance Agreement by and between the District and Nash Inspiration LLC.
- c. Update on South Aurora Regional Improvement Authority (“SARIA”) by Director Svetz.

13. Other Business

- a. **ACTION REQUIRED:** Review and discuss proposal for Renewal of General Liability Schedule and Limits and Property Schedule and Consider Approval and Authorization to Bind Coverage (enclosure).

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:** This is the final regularly scheduled meeting for 2022.
16. **Adjourn**