

MINUTES OF THE MEETING OF THE RESIDENTIAL
IMPROVEMENT GUIDELINES COMMITTEE OF
INSPIRATION METROPOLITAN DISTRICT
Held: Wednesday, November 16, 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:

Joyce Adams
Jared Berge
Chris Bolz
Steve Powers
Allen Schubert (Chair)
Holly Svetz (Board Liaison)
Chuck Wagner

Absent were Tom Garrett, Terry Nguyen, Glen Templin, Rachel Lynch, and Courtney Thomas (Vice Chair). Also present were Sharon Sulzle, Dara Watson, and Abby Batten of AMI as well as residents Gideon Nyamachere, Sandeep Patel, Nanette Lockwood, and briefly Brenda and Diane.

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.

October Minutes

The October minutes were reviewed and unanimously approved.

Public Comment

Messrs. Nyamachere and Patel discussed their understanding of the Guidelines to permit pressure treated wood for posts for 3-rail fences. The Committee requested photographs for review.

Board Report

Mr. Schubert told the Committee that the proposed revisions to the Guidelines related to the Recreational

Vehicle parking rule was approved with a small change and is now posted in the Guidelines on the website.

Compliance Report

Ms. Sulzle provided her report on design requests and violations. She explained the large number of trash can violations are likely due to new residents learning that trash enclosures are required and that they are usually quickly resolved. She also said that lighting violations were being quickly resolved.

Services Center

Mr. Bolz reported that the Committee was focused on the hiring of specialist engineering firms to finalize the site plan.

Uplighting

Mr. Schubert discussed the proliferation of uplighting and asked the Committee if it interpreted the Guidelines to require uplighting to be turned off at 10 pm. The Committee agreed that uplighting was included in the 10 pm turn-off time.

Ms. Svetz pointed out that she had learned from the Whispering Pines Metro District that the City of Aurora has a lighting rule that permits no more than 0.1 foot-candle of light across the property line. The Committee discussed the challenge in enforcing such a rule. Ms. Svetz said it would only be used in the case where there is a dispute from the resident regarding a lighting violation. The Committee agreed this rule should be referenced in the Guidelines.

Ms. Svetz also pointed out that as time goes on, residents will not know what lighting is “builder-installed lighting” and a definition that addresses the lighting at entrances to the home may be more appropriate.

Mr. Schubert agreed to redraft the exterior lighting rule to make everything clearer.

Soffit Lighting.

Ms. Svetz asked whether the Committee thought that dim setting soffit lighting using white or yellow lights should be permitted year around. The Committee agreed this should be presented to the Board as an option with a 10 pm turn-off time.

Two-Tree Requirement

Ms. Svetz presented the attached Powerpoint presentation regarding the current requirement to have two trees in front yards. She recommended the Guidelines be revised to only require one front yard tree per 40 linear feet of front yard width, parallel to the sidewalk, excluding the driveway. This is consistent with

the City's tree lawn requirement and the size of mature maples and many other trees in the neighborhood. The Committee agreed to recommend this revision to the Board and Ms. Svetz agreed to draft the revised language.

Adjournment

There being no further business before the Committee, the Committee determined to adjourn the meeting at 7:50 pm.

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

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Secretary Holly Emrick Svetz
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