

INSPIRATION METROPOLITAN DISTRICT
SPECIAL MEETING
Via Teleconference
February 13, 2023 at 5:00 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 SPECIAL 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. May 2, 2023, Election; Ballot Initiative Presentation**
- 5. 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.
- 4. 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 January 10, 2022, Regular Meeting Minutes (*enclosure*)
- b. Approval of the Common Area Committee Minutes from November 15, 2022 (*enclosure*)
- c. Approval of the Finance Committee Minutes from December 5, 2022 and January 9, 2023 (*enclosure*)
- d. Approval of the Residential Improvement Committee Minutes from December 21, 2022 (*enclosure*)

- e. Approval of the Services Center Committee Minutes from January 4, 2023 (*enclosure*)
- f. Ratification of First Addendum to the Independent Contractor Agreement with Front Range Recreation, Inc. for new filter media and updates to chemical controller (*enclosure*)
- g. Ratification of Independent Contractor Agreement with H & L Concrete, Inc. d/b/a Naranjo Civil Constructors, Inc. for additional concrete trail (*enclosure*).
- h. Ratification of First Addendum to the Independent Contractor Agreement with H & L Concrete, Inc. d/b/a Naranjo Civil Constructors, Inc. for concrete repair during trail construction (*enclosure*).

5. Management Updates

- a. Review Manager's Report (*enclosure*).
- b. **ACTION REQUIRED:** Review and consider approval of Independent Contractor Agreement with Page Specialty, Inc. for replacement of three clustered mailbox units ("CBUs") (*enclosure*).
- c. **ACTION REQUIRED:** Review and consider approval of 2023 Annual Flower Proposal from BrightView in the amount of \$8,527.68 (*enclosure*).
- d. **ACTION REQUIRED:** Review and consider approval of 2023 Turf Mite Proposal from BrightView in the amount of \$11,974.47 (*enclosure*).
- e. Update on snow removal on public streets.
- f. Discuss groundskeeping equipment optimization.

6. Services Center Updates

- a. Committee Update

7. Residential Improvement Updates

- a. Residential Improvement Committee Update
- b. AMI Update (*enclosure*)
- c. Discuss status of Limited Amendment to the Covenants and Restrictions
- d. **ACTION REQUIRED:** Review and consider approval of the Third Addendum to the Independent Contractor Agreement with Advanced Management, LLC for 2023 compensation rates ("AMI") (*enclosure*).

8. Social Updates

- a. Social Committee Update

9. Common Area and Landscaping Updates

- a. Common Area Committee Update
- b. Piney Creek Trail Connection Update
 - 1. **ACTION REQUIRED:** Review and consider approval of Payment Request No. 3 from Naranjo Civil Constructors for work performed on Trail Connection Project in the amount of \$128,566.16 (*enclosure*).
- c. **ACTION REQUIRED:** Review and consider approval of proposal from SavATree, LLC for GIS mapping of the existing trees in the District for \$18,490 (*enclosure*).
- d. **ACTION REQUIRED:** Discuss and consider approval of engaging Nina Dickhausen- PE at a rate of \$120/hour for initial inspection of the structural retaining walls within the District for an amount not to exceed \$5,000.
- e. **ACTION REQUIRED:** Review and consider approval of proposal from Simcoe Services, LLC. (“Simcoe”) for repainting furniture in Pathfinder Park, for an amount not to exceed \$3,500 (*enclosure*).
- f. **ACTION REQUIRED:** Review and consider approval of proposal for \$58,000 from Simcoe to stain 8,000 linear feet of District fence in 2023 (*enclosure*).
- g. **ACTION REQUIRED:** Review and consider approval of proposal from BrightView Landscaping Services, Inc. (“BrightView”) for an amount not to exceed \$17,000 to convert two areas to cobble and refresh a third area (*enclosure*).
- h. **ACTION REQUIRED:** Review and consider approval of proposal from BrightView for an amount not to exceed \$5,000 to remediate turf along the south side of Inspiration Lane (*enclosure*).
- i. **ACTION REQUIRED:** Discuss adding BrightView services to include clearing the Pathfinder Park and Inspiration Club parking lots for snow events that occur on the weekends at a rate not to exceed \$500 per event.

10. Finance Updates

- a. Finance Committee Update
- b. Discuss Status of System Development Fees from Prior Builders
- c. **ACTION REQUIRED:** Review and accept unaudited financial statements for the period ending December 31, 2022 (*enclosure*).

- d. **ACTION REQUIRED:** Review proposed interfund transfers and provide direction to the District's Accountant (enclosure).
- e. **ACTION REQUIRED:** Review and approve the payment of claims (*enclosure*).
- e. **ACTION REQUIRED:** Review and ratify Requisition No. 8 to the Subordinate Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds Series 2021 B. (enclosure)

11. Legal Updates

- a. **ACTION REQUIRED:** Consider approval of flat fee for director only election in the amount of \$60,000 and director plus TABOR question in the amount of \$75,000.
- b. Discuss Status of May 2, 2023, Election.
- c. **ACTION REQUIRED:** Discuss and consider for approval Public Arts Acquisition and Maintenance Agreement with NASH Inspiration, LLC (*enclosures*).

12. Other Business

- 13. 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.

- 14. Next Special Meeting:** March 14, 2023 at 5:00 p.m.

15. Adjourn