

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

Held: Tuesday, January 10, 2023, at 5:30 p.m. via video conference

Attendance

The Regular 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:

Holly Svetz
Maurice Smith
Dennis Colwell
Aaron Curtiss
Rick Forsman

Also present were:

Heather Hartung, White Bear Ankele Tanaka & Waldron, Attorneys at Law; AJ Beckman, District Manager, Kate Innes, Resident Relations Manager, Sarah Warner, Landscape and Facilities Superintendent, Justin Janca, Landscape and Facilities Manager, Geol Scheirman, District Manager; Janelle Kelley, Brookfield Residential; and Shawn Wissel, Contour Services.

The following members of the public were in attendance: Alisa Brayman, Allen Schubert, Barbara Tung, Bob and Teresa LeGare, Courtney Thomas, Dave Svetz, David Bourcier, Debbie Hardesty, Ed Heil, Jaci Gentile, Jan Bronson, Jeani Stahler, Josh Arneson, Karen Chambers, Kathy Forsman, Kelsey Seuffer, Kevin Buehner, Lori Brandt, Mark Berkstresser, Mike Borman, Mike Saucier, Nancy Osborne, Randy Haifley, Rea Heatherington, Russ Paper, Sandra Budden, Sharon Macway, Shelli Wolf, Sherwin Littman, Steve Prochazka, Sue Rothstein, Tracy Nichols, Travis Krabbenhoft, Bruce and Sally Van Der Kamp.

Call to Order

It was noted that a quorum of the Board was present, and the meeting was called to order at 5:30 p.m.

**Conflict of Interest
Disclosures**

Ms. Hartung advised the Board that pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Hartung 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. Ms. Hartung inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest regarding

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

Director Curtiss presented the agenda to the Board for consideration. Following discussion, and upon a motion duly made by Director Forsman and seconded by Director Colwell, the Board unanimously approved the agenda as amended to add concrete and landscape proposals for cobble in the community.

Public Comment

Jaci Gentile requested that the District increase the priority of street plowing in the community. Director Curtiss explained that the City of Aurora is the responsible entity for street plowing and that they have informed the District they would stop plowing the main thoroughfares if the District were to take over street plowing operations, making the service very cost prohibitive. Due to expense and liability the Board previously determined that snow removal on public streets should remain with the City, which is the responsible entity.

Steve Prochazka asked about recordings of Board and committee meetings. He explained that in his opinion the proposed use of the Service Center seems to have changed. Director Curtiss responded that meetings are not recorded, and the minutes would be available following approval at the next meeting. Director Curtiss also relayed that the use and scope of the Service Center has remained constant through the project to include a meeting room, administrative area, and a vehicle storage area/garage, which is less than 25% of building square footage.

Consent Agenda

The following items on the consent agenda were considered routine or administrative. Following a summary by Director Curtiss, and upon motion duly made by Director Colwell, seconded by Director Forsman, and upon vote unanimously carried, the Board took the following actions:

- Approved the December 13, 2022, Regular Meeting Minutes
 - Approved the Residential Improvement Committee Minutes from November 16, 2022
 - Approved the Services Center Committee Minutes from December 7, 2022
 - Ratified the Independent Contractor Agreement for Roberts Treescaping, LLC d/b/a RTS Landscaping for annual maintenance of ponds 4U, 4B, 5, 6U, and 6L
 - Ratified the First Addendum to the Independent Contractor Agreement with Weed Wranglers for Filing 21
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- Ratified the Fourth Addendum to Independent Contract Agreement with Public Alliance for 2023 Scope of Services and Compensation
- Ratified the Independent Contractor Agreement with Quintessence Design Group, LLC for Architectural Services – Construction Documentation Design Phase

Management Update

Manager's Report

Mr. Beckman reviewed the management report with the Board (attached hereto and incorporated herein by this reference).

Mr. Beckman reported the team has been working on resolving a situation with three clustered mailbox units that were damaged in the community. A police report, insurance claim, and repair quote have been initiated. He further reported that a new Field Services Technician, David Rees, has been hired to assist with daily field operations. He noted that there is no increase in overall staffing, Mr. Reese is an additional staff member necessary to ensure coverage in compliance with the existing Management Services Agreement. In December, there were several snow events that the team addressed. The Happy Tails Dog Park has been opened in the community and the gate access code has been relayed to residents. Public Alliance is working with the Developer to improve the turnover process, which will include a final sign off on punch-list items.

Resident Relations

Ms. Innes reported that snow events have driven slightly higher resident inquiry volume than prior months. Five email newsletters were sent to the community.

Piney Creek Trail Update

Director Curtiss provided an update on the Piney Creek Trail construction status.

Tract Turnover

Mr. Beckman presented the Tract Turnover Report to the Board (attached hereto and incorporated herein by this reference). Director Forsman noted that no mailbox kiosks are included in these approvals and acceptances. Moving forward these are to be included in the tract acceptances.

Filing 16, NAC Only

The Board discussed approval of the Temporary Maintenance and Licenses Agreement for Filing 16 NAC only.

Following discussion and review, upon a motion duly made by Director Forsman, seconded by Director Smith and, upon vote unanimously carried, the Board approved Filing 16 NAC only temporary maintenance and license agreement.

Filing 15, Tracts B and D

*Revised Bill of Sale and
Special Warranty Deed*

The Board discussed approval of Revised Bill of Sale and Special Warranty Deed for Filing 15, Tracts B and D.

Following discussion and review, upon a motion duly made by Director Forsman, seconded by Director Smith and, upon vote unanimously carried, the Board approved the Revised Bill of Sale and Special Warranty Deed for Filing 15, Tracts B and D.

*Filing 1, Tract J Skate/Bike,
Shelter, and Trail
Improvement Bill of Sale*

Following discussion and review, upon a motion duly made by Director Smith, seconded by Director Forsman and, upon vote unanimously carried, the Board approved the Bill of Sale for ownership and maintenance responsibility of Filing 1, Tract J Skate/Bike, Shelter and Trail Improvements.

*Filing 1, Tract J
Skate/Bike, Shelter, and
Trail Improvement Special
Warranty Deed*

Following discussion and review, upon a motion duly made by Director Smith, seconded by Director Forsman and, upon vote unanimously carried, the Board approval of Special Warranty Deed for Filing 1, Tract J Skate/Bike, Shelter and Trail Improvements.

*New Filter Media and
updates for Chemical
Controller Proposals from
Front Range Recreation*

Mr. Beckman presented a proposal for a replacement of filtration media (sand) and a flow cell for the chemical controller. Following discussion and review, upon a motion duly made by Director Colwell, seconded by Director Forsman and, upon vote unanimously carried, the Board approved the glass proposal for filter media from Front Range Recreation for \$3,018.20.

Following discussion and review, upon a motion duly made by Director Colwell, seconded by Director Forsman and, upon vote unanimously carried, the Board approved the proposal for a new flow cell from Front Range Recreation for \$610.31.

*Replacement of three
mailbox clusters*

Mr. Beckman described the necessary replacement of three damaged mailbox clusters. Following discussion and review, upon a motion duly made by Director Colwell, seconded by Director Forsman and, upon vote unanimously carried, the Board approved the replacement from Page Specialty, Inc and directed Mr. Beckman to pursue a repair instead of replacement if possible.

Service Center Updates

Mr. Coldsnow presented an update to the Board, stating that the design documents had been uploaded to the City by Quintessence. Additional communication has been with Jennifer Grant for updates and next steps. Director Curtiss expressed concern of moving too far forward prior to City comments. Additional comments were made about a pending invoice from the City of Aurora, management will follow up with that request.

Mr. Heatherington presented the results of the survey regarding potential Social Uses of the proposed Community Service Center

Building. There were around 180 respondents from the survey. There was some great feedback for the social committee.

Residential Improvements Updates

Mr. Schubert presented updates to the Board from the Residential Improvement Committee and presented the monthly AMI report. There have been 739 completed design review applications for 2022. Current there are 84 open violations in the community.

Revisions to the Residential Improvement Guidelines

Mr. Schubert presented the proposed revisions to the Residential Improvement Guidelines. These changes include a reduction in the requirements of trees for small front yards, adding putting green language into the artificial turf guidelines, and allowance for certain lighting until 10 p.m. including soffit lights, up-lighting, and string lights. Following discussion and review, upon a motion duly made by Director Svetz, seconded by Director Smith and, upon vote unanimously carried, the Board approved the changes to the guidelines. Director Svetz requested that these changes be included in a future eblast to the community.

Updates to Limited Amendment to Covenants and Restrictions

Director Svetz said there will be an update for the February 2023 meeting.

Social Updates

Mr. Heatherington updated the Board with upcoming events for a snowman contest, actual date of event will coincide with a sufficient snow event. He reviewed the 2022 budget, noting that they came in under budget for the year.

Ms. Innes updated that occasional / temporary employees will be used for events and a part-time Public Alliance employee will be hired in spring to work on social event planning and coordination.

Common Area and Landscaping Updates

Mr. Berkstresser gave a brief update on 2023 planning and committee efforts related to irrigation improvements. Next month he will discuss new signage for NAC and trail areas.

Change order for ICON Engineering, INC for trail revisions

Mr. Curtiss presented a change order for additional engineering for the existing Piney Creek Trail Extension contract. Following discussion and review, upon a motion duly made by Director Colwell, seconded by Director Svetz, and, upon vote unanimously carried, the Board approved the change order for ICON Engineering, Inc for \$11,472.99.

Additional concrete work near new dog park.

Ms. Warner presented options for concrete repair work near the dog park that is damaged and is not ADA-compliant. Mr. Curtiss noted that these concrete trail segments were installed prior to homes being built in the area and comprise some of the oldest concrete in the community. Following discussion and review, upon a motion duly made by Director Colwell, seconded by Director Smith and, upon vote unanimously carried, the Board

approved the contract replacement bid with Naranjo Civil Contractors not to exceed \$22, 220.

Cobble work around community

Ms. Warner presented proposals for areas in the community that would be turned from grass to cobble. The Board deferred discussion to a later date once further details are obtained by management and reviewed by the Common Area Committee.

Finance Updates

Finance Committee Update

Mr. Bourcier presented the Finance Committee's report to the Board. There are currently three openings on the committee, he asked for those interested to apply. He also expressed to the Board that the committee will assist with gathering information and analysis related to the fee vs. mill levy question.

Unaudited Financial Statements

Director Colwell reviewed the unaudited financial statements for the period ending November 30, 2022 with the Board.

Director Curtiss asked if the payment to Naranjo Civil Constructors would be paid from project funds, to be processed via a future bond requisition.

Following discussion and review, upon a motion duly made by Director Colwell, seconded by Director Curtiss and, upon vote unanimously carried, the Board accepted the unaudited financial statements as presented.

Payment of Claims

Director Colwell reviewed the claims list with the Board.

Following discussion and review, upon a motion duly made by Director Colwell, seconded by Director Curtiss and, upon vote unanimously carried, the Board approved the payment of claims as presented.

Payment Request from Naranjo

Following discussion and review, upon a motion duly made by Director Curtiss, seconded by Director Colwell and, upon vote unanimously carried, the Board approved Payment Request No. 2 from Naranjo Civil Constructors, Inc. for work completed on the Piney Creek Trail Project in the amount of \$161,469.70.

Discussion of Specific Builder Fees

Director Colwell presented the work that has been done to collect unpaid builder fees. Letters will be sent to the builders in the district. There are currently 76 lots that have not paid these fees.

Legal Updates

Resolution Designating the District Website for Online Posting of Meeting Notices and 24-Hour Posting

Ms. Hartung presented the resolution designating the district website for online posting of meeting notices and 24-Hour posting.

Following discussion and review, upon a motion duly made by Director Curtiss, seconded by Director Svetz, and, upon vote unanimously carried, the Board approved resolution designating the district website for online posting of meeting notices and 24-Hour posting.

Discussion of ballot measure to increase general fund tax revenue collections

Ms. Hartung discussed the May 3rd, 2023 election for Director seats and a potential ballot issue. The Board discussed preparing information which would then be reviewed and put on the website. Legal will draft the ballot question but the Board and Finance Committee would prepare information to share with the community.

Discussion Board seat transitions and holding special meeting to discuss Director orientation

Director Curtiss discussed having an open conversation for question from the outgoing directors. After discussion Board approved to begin 30 minutes prior to regular Board meeting for this forum

Realignment from 2010 and Call for Nominations

Ms. Hartung updated the Board that the director seats terms would be realigned with the 2023 Board election, according to the planned legislative changes. Eligible electors have until February 24th at 5:00pm to submit their Self Nominations.

Discussion Flat fee for Election Legal Services

Ms. Hartung presented pricing for a flat fee for legal services related to holding the May 2, 2023 election. Director Svetz expressed concern about the cost of the additional flat fee for the ballot question. The Board requested to know what is involved in the additional cost for the ballot question work.

Public Comment

There was no public comment.

Next meeting

The Board rescheduled the next meeting to be Monday February 13, 2023, at 5:00pm.

Adjournment

Upon a motion duly made by Director Curtiss, seconded by Director Smith, and upon vote unanimously carried, the meeting was adjourned at 8:32 pm.

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

DocuSigned by:

Holly Emrick Svetz

Secretary for the Meeting

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