

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

Held: Tuesday, February 2, 2023, 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
Dennis Colwell

Absent:
Rick Forsman
Maurice Smith

Also present were:
AJ Beckman, Public Alliance, District Manager;
Kate Innes, Public Alliance, Resident Relations Manager;
Geol Scheirman, Public Alliance, District Manager;
Sharon Sulzle, Advanced Management, LLC, Architectural Review and Covenant Enforcement;

The following members of the public were present: Gideon Nyamachere and Sandeep Patel.

Call to Order

It was noted that a quorum of the Board was present, and the meeting was called to order at 5:32 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 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 and additional business.

Upon motion duly made by Director Svetz, seconded by Director Colwell, and upon vote unanimously carried, the agenda was amended to add an item to name a trail under item 6, and the absences of Director Forsman and Smith were excused.

Covenant Enforcement Hearing on Account Numbers 731173 and 731205

Mr. Patel requested a variance on the fence currently being installed jointly with his neighbor, Mr. Nyamchere. The posts were installed using pressure-treated lumber instead of cedar. They received a covenant enforcement first notice and a second notice has since been received. Mr. Nyamchere stated that they followed instructions from the Guidelines document, which he claimed indicate that when following fence instructions, prior approval is not required. He explained that some of his neighbors told him they didn't submit applications for prior approval on their own fence projects. He further explained that he read the Fence Appendix for the two-rail fence rather than the three-rail fence they ultimately chose to install. Attempts to remove the already installed pressure-treated lumber posts were unsuccessful, as it caused damage to the landscape. Mr. Nyamchere stated that they performed a stain test on pressure-treated lumber to ensure that with two coats of stain, the color and longevity will match the neighborhood requirements.

Director Svetz expressed her appreciation for the communication and cooperation of Mr. Patel and Mr. Nyamchere. She noted that the Residential Improvement Committee doesn't have the authority to grant a variance and that it is not true that prior approval for fence projects isn't required. She explained that the original guidelines were set by the community developer years ago, and that Ms. Sulzle could have provided clarity had they submitted for approval in advance of having work performed.

Director Svetz stated that the Directors recently researched the use of pressure-treated lumber. Director Curtiss stated that in applications where posts meet the soil, pressure-treated lumber performs as well as cedar. Director Svetz indicated that the Residential Improvement Committee may evaluate whether pressure-treated posts can be allowed in a future revision to the Guidelines. Director Colwell explained that the Guidelines document is a living document that is clarified over time.

Following discussion, upon motion duly made by Director Svetz, seconded by Director Colwell, and upon vote unanimously carried, the Board granted a variance for account numbers 731173 and 731205 to allow pressure-treated lumber for previously-installed fence posts, with two coats of stain applied, and with cedar used for the rails. Members of the public excused themselves from the

meeting at this time.

**Ballot Issue Resident
Education Discussion**

The Directors jointly reviewed informational slides in a draft version of a PowerPoint presentation. The topic of the presentation is the upcoming ballot question to eliminate quarterly fees by raising the cap on property tax collection. Director Svetz presented the informational slide presentation via screen sharing and noted her recommendations to simplify the message on each slide. Director Curtiss offered to help edit the material to take out unnecessary or repetitive information. Director Colwell agreed that a concise version would be most effective. Mr. Beckman suggested several edits to the fee assessment language. A final version will be reviewed by legal counsel. Ms. Innes confirmed with the Board that they will extend the next Special Board Meeting to start at 5:00 p.m. to allow discussion of this topic.

Public Comment

There were no members of the public remaining on the meeting.

Other Business

A dedication ceremony for the Piney Creek Trail Connection will be held next Saturday, February 11th with the participation of Aurora Councilwoman Francoise Bergan and the Director of the Parks and Recreation Department. The District will emphasize to residents at the dedication event that the connecting portion of the trail connection is the responsibility of the City of Aurora to build. The City must re-route their original trail construction plans after neighboring community Creekside revoked use of an easement, which has delayed the City's portion.

Director Curtiss asked for the Board's support to create a seating area using existing boulders at the currently abandoned trail stub. He proposed naming it the Metherd Overlook, in honor of an adjacent property owner who was supportive in key phases of Inspiration's early development. Director Colwell suggested placing a bench in the location.

Following discussion, upon motion duly made by Director Curtiss, seconded by Director Colwell, and upon vote unanimously carried, the Board approved the placement of a bench with a sign and story board, to be installed at scenic overlook in honor of Lawrence Metherd.

Discussion was held regarding the possibility of consulting Special Counsel to review the SARIA agreement. Mr. Beckman will provide referrals to the Board.

Director Colwell suggested compiling a list of the amenities that have been added to the community and accomplishments that have

been made in the past five years. Discussion ensued regarding content and data points that would be relevant to include, especially to help inform newer residents.

Adjournment

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

Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the meeting was adjourned at 7:03 p.m.

DocuSigned by:

Holly Emrick Swetz

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Secretary for the Meeting