

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

Held: Tuesday, April 11, 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:

Geol Scheirman, District Manager; Kate Innes, Resident Relations Manager, Sarah Warner, Landscape and Facilities Superintendent, Justin Janca, Landscape and Facilities Manager, Heather Hartung, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law; Sharon Sulzle - Advanced Management ("AMI"), Janelle Kelley, Brookfield Residential

The following members of the public were in attendance: Al and Mary Jo McGovern, Allen Schubert, Barbara Tung, Bob LeGare, Dave Svetz, David Bourcier, Debbie Hardesty, Doug MacCarthy, Doug Parris, Eileen Brown, Jaci Gentile, John Slatton, Kathy Forsman, Kevin Buehner, Mike Gulan, Rea Heatherington, Rick Coldsnow, Russ Paper, Sally and Bruce Van Der Kamp, Sharon Macway, Sheila Marko, Shelli Wolf, Tom Norton, Tracy Nichols, and Travis Krabbenhoft.

Call to Order

It was noted that a quorum of the Board was present, and the meeting was called to order at 5:31 p.m.

**Conflict of Interest
Disclosures**

Attorney Hartung advised the Board that pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Attorney 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. Attorney 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, upon a motion duly made by Director Svetz and seconded by Director Colwell, the Board unanimously approved the agenda as amended to add a water conservation update and a Piney Creek Trail project update to the Common Area portion, remove the Q&A portion, and add a slide presentation to the Finance section.

Public Comment

Russ Paper thanked Director Colwell and Director Curtiss for all their hard work and energy on behalf of the District.

Consent Agenda

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

- Approved March 14, 2023 Special Meeting Minutes.
- Approved Social Committee Minutes from March 16, 2023.
- Approved Common Area Committee Minutes from February 21, 2023.
- Approved Community Services Center Committee Minutes from March 1, 2023.
- Approved Finance Committee Minutes from March 6, 2023.
- Approved Residential Improvement Committee Minutes from February 15, 2023.
- Ratified 5th Addendum to the Independent Contractor Agreement (“the Agreement”) with Brightview Landscape Services, Inc. (“BrightView”) for Native Overseed.
- Ratified 6th Addendum to the Agreement with BrightView for 2023 Plant Health.
- Ratified 7th Addendum to the Agreement with BrightView for Filing 14 2023 Plant Health.
- Ratified 8th Addendum to the Agreement with BrightView for Dam Inspection – Bailey Circle.
- Ratified Independent Contractor Agreement with Plant Geo for Tree Inventory and Plotting.
- Ratified Independent Contractor Agreement with HydroSystems for 2023 Irrigation Monitoring.

Management Update

Manager’s Report: Mr. Scheirman reviewed the management report with the Board (attached hereto and incorporated herein by this reference). He reported that the District will participate in the Large Property Watering Variance Program and is in discussions with the City of Aurora regarding relaxing planning department rules to allow approval of water-wise initiatives. He noted that collection efforts are underway with Altitude Community Law assisting the District to send demand letters to unresponsive builders who owe unpaid system development fees.

Ms. Innes reported to the Board that resident inquiries were light in volume due to seasonality, with no major issues during the prior month. Six e-Blasts were sent to the community and numerous website updates were made.

Turf conversion to cobble was completed at two areas in the Vistas section of the neighborhood. Landscaping improvements and re-seeding were performed at Biloxi Court, E. Bailey Circle, and upper Inspiration Lane. Dog park gate latches have been adjusted again by the developer's vendor and tension springs have been added to help the gates close reliably. Graffiti in the tunnel at Gartrell Road has been painted over several times in the past month, a security camera will be added soon.

Pickle Ball Striping: The Board discussed keeping the tennis courts for tennis only, rather than adding striping for pickleball. Pickleball is allowed but will not be supported by special striping due to noise concerns.

Following review and discussion, upon a motion duly made by Director Smith, seconded by Director Curtiss and, upon vote unanimously carried, the Board determined only tennis striping will be painted on the Tennis Courts.

Addition of Informational Flyers to the Website: Director Curtiss suggested that the main bullet points regarding metropolitan districts be compiled into a single document customized for Inspiration. No action was taken.

Service Center Updates

Community Services Center Updates: Rick Coldsnow reported to the Board that the proposed building and site plan application was accepted by the City of Aurora for their review. A neighborhood response period is underway until Friday, April 14th. Residents can enter their comments online. Neighbors near the project received a notice from the City to make sure they are aware of the neighborhood response opportunity. The City's comments are due back on April 20th, at which time any needed plan revisions can be made. Mr. Coldsnow anticipates that bidding for the project will begin in the fall of 2023, with construction starting in spring of 2024, and completion in the fall of 2024. A tentative schedule will be posted once dates are firmer.

The sand volleyball court location has yet to be finalized because of ongoing concern about sand infiltration to the pool area. Bear's Lair NAC (formerly known as Picnic Park) is a possible location being considered. The committee is working with the Common Area Committee, as the amenities not included in the building site are beyond the committee's scope of work. Director Svetz suggested that if the sand volleyball court needs to be rebuilt, it could be done to

standard specifications. Director Curtiss recommended that the City be consulted before any change is undertaken as a site plan amendment may be required. Director Colwell suggested research on other public sand volleyball courts within the City for possible improvements.

Residential Improvements Updates

Residential Improvement Committee update: Allen Schubert provided a Residential Improvement Committee update. The committee still has one vacancy to be filled before the busy season. A significant increase in the number of design review requests has begun, including a large proportion of xeriscaping requests. A topic at next week's committee meeting will be whether greenhouses should be allowed.

AMI update: Sharon Sulzle gave an update from AMI regarding design review requests and violations. The volume of design review requests jumped from 49 in February to 81 in March. Many of the applications included xeriscaping projects for water conservation. Only 31 new violations were issued, while 36 were resolved, and only \$75 in fines were assessed. One violation has been escalated for legal action. The next inspection will take place on April 17th.

Modification of Issue Form: Attorney Hartung discussed the Board's request for modification of the online Report and Issue Form to note potential disclosure of communications between residents and management in the event of a Colorado Open Records Act (CORA) request. Ms. Innes read aloud sample language to be added to the website and noted that an option to report issues anonymously would be added, with a disclaimer that anonymous submissions will not receive management response or updates.

Following discussion, upon a motion duly made by Director Svetz, seconded by Director Forsman and, upon vote unanimously carried, the Board authorized Public Alliance to revise the online Report and Issue Form to note a potential disclosure of communications between residents and management in the event of a Colorado Open Records Act (CORA) request.

Residential Improvement Guidelines: Mr. Schubert presented proposed revisions to the Residential Improvement Guidelines that would allow pressure-treated posts in fence installations. Director Curtiss noted that the changes are in response to a homeowner request.

Following discussion, upon a motion duly made by Director Curtiss, seconded by Director Svetz and, upon vote unanimously carried, the Board approved the revisions to the Residential Improvement Guidelines that would allow pressure-treated posts in fence installations.

Social Updates

Social Committee Update: Rea Heatherington provided a Social Committee Update. A new yoga instructor has been hired for this season. The Snowman Contest might be cancelled if a suitable snow event doesn't occur. The Spring Fling Egg Hunt event was well-attended and successful, with volunteer participation from the community.

Common Area and Landscaping Updates

Common Area Committee Update: Tom Norton provided a Common Area Committee update. Twenty-three projects are in progress. The committee is evaluating options for the sand volleyball court. Charles Goretsky has provided sand barrier recommendations and the other option would be to move its location. He noted that Toll Brothers is responsible for remediating the site of their sales office according to the city's requirements and the parking lot will be removed as part of the process. Median remediation was priced but is prohibitively expensive. Streamlining of the documentation process is in progress.

Water Conservation Update: Director Forsman provided a water conservation update. He noted that inroads are being made with the City to get potential areas of bluegrass removal approved as we continue to work on water-wise initiatives. He anticipates that the City may relax tree replacement requirements given the drought declaration. The watering budget accounts for 35% of the overall budget even before accepting new filings. Significant planning and financial forecasting efforts are underway.

Piney Creek Trail Connection Update: Director Curtiss provided a Piney Creek Trail Connection update. Re-seeding and matting are complete. The silt fencing will stay up until 75% native grass establishment is achieved. He requested that anyone who is willing to work with the City to communicate regarding the City's section of the trail connection get in contact with him to volunteer.

Director Curtiss announced a trail construction project in May to be performed with volunteer labor from the Eagle Scouts. Some District staff and equipment may need to be contributed, but no hard costs would be incurred. Director Curtiss was approved by the Board to be an ambassador to this project after his term ends.

Finance Updates

Finance Committee Update: David Bourcier provided a Finance Committee update. The committee forecasts another excess cash flow from specific ownership taxes that could be transferred to the operations fund as early as September or October 2023. The committee is looking ahead to 2024 budget item estimating, such as tract turnover, water costs. Director Colwell provided final observations and lessons learned over the past five years, words of wisdom to pass along to the committee, to keep lessons learned at the forefront.

System Development Fees: The outstanding amount from prior builders is approximately \$221,000. Mr. Scheirman has previously made multiple attempts to duly notify the unresponsive builder entities prior to this collection action. Collection letters have been sent by Altitude Law.

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.

Unaudited Financial Statements: Director Colwell reviewed the unaudited financial statements for the period ending February 28, 2023.

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.

Director Colwell presented two slides containing information on the status of the \$2 million project fund at Zions Bank.

Legal Updates

May 2, 2023 Election: Attorney Hartung provided an update for the May 2, 2023 election. She reported that ballots are being mailed this week, residents should receive them no later than April 21st. Ballots must be returned by May 2, 2023 either by mail or by drop off at the office of White Bear Ankele Tanaka & Waldron, Attorneys at Law.

2023 Pool Waivers: Attorney Hartung asked for a Board representative to be designated to work with her on a new pool waiver to be implemented and ratified at the next meeting. Director Svetz volunteered to serve as a representative for this task.

Amended and Restated Resolution Regarding Policies, Procedures and Penalties for the Enforcement of the Governing Documents; Amended and Restated Resolution Regarding the Residential Improvements Guidelines Committee Charter; Amended and Restated Residential Improvement Guidelines Charter and Design Review Application Form: Attorney Hartung discussed the suggested revisions to these document. Director Svetz asked Attorney Hartung to present the changes in language to the Residential Improvement Committee at their May meeting before submitting new documents for approval at the June Board meeting. Director Curtiss noted that there

are no material changes proposed, but the changes seek to provide clearer language and instructions for members of the public.

Other Business

There was no other business at this time.

Public Comment

Teresa LeGare thanked Directors Curtiss and Colwell for their many contributions over the years and level-headed leadership style.

Shelli Wolf commented that Directors Svetz, Curtiss, and Colwell have been great leaders and she is very grateful for their service to the community.

Directors Curtiss and Directors Colwell provided their parting thoughts and encouraged continued involvement in District matters by members of the community.

Next meeting

The next special meeting will be on Wednesday, April 12, 2023, at 5:30 pm.

The next regular meeting will be held on Tuesday June 13, 2023 at 5:30 p.m.

Adjournment

Upon a motion duly made By Director Forsman, seconded by Director Svetz, and upon vote unanimously carried, the meeting was adjourned at 7:48 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

58161CBD130D476...
