

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

Held: Wednesday, April 12, 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
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; Dara Watson Advanced Management, LLC, Architectural Review and Covenant Enforcement; Meghan Hutchins Advanced Management, LLC, Architectural Review and Covenant Enforcement; Jeff Smith, Altitude Law, Legal Counsel;

The following members of the public were present: Eugene Chiarelli, Steven Powers, Charles Wagner, Allen Schubert, TJ LeGare, Bob LeGare, Residents

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

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 hearing and additional business.

Upon motion duly made by Director Svetz, seconded by Director Smith, and upon vote unanimously carried, the agenda was approved as presented.

**Covenant Enforcement
Hearing on Account
Number 731563**

Mr. Chiarelli addressed the Board explaining that he previously spoke with Director Svetz and they were in agreement that if an Engineer would provide a letter certifying that the drainage path is acceptable and in conformance with the approved grading plan, that perhaps the board would consider approval of the landscaping plans submitted by Mr. Chiarelli.

Directors Forsman and Smith agreed that the drainage issue should be resolved. Director Smith asked about the next steps if the engineer will not approve the existing drainage on Mr. Chiarelli's lot. Director Svetz then suggested that the next step would be for the Board to then readdress Mr. Chiarelli's request for approval of his landscaping plans.

Discussion ensued regarding the selection of an independent third-party engineer. The Board asked Mr. Beckman if he could provide the names of three reputable engineering firms by the close of business on Friday April 14, 2023. Mr. Beckman affirmed that he would provide the requested information to Mr. Chiarelli by the deadline noted. Mr. Chiarelli requested clarification regarding payment of the fees. Director Curtiss clarified that engagement of the engineering firm and payment of the fees would be Mr. Chiarelli's responsibility. Mr. Chiarelli acknowledged his responsibility to pay the engineer's fees.

Mr. Chiarelli advised the Board that he would provide timely communication on the status of the engagement of an engineer and subsequent reports provided by the Engineer. Mr. Beckman noted that he would include in his email communication to Mr. Chiarelli, the Directors and consultants that Mr. Chiarelli should continue communicating with on the matter.

Following discussion, upon motion duly made by Director Curtiss, seconded by Director Svetz , and upon vote unanimously carried, the Board approved the landscape plans of account 731563 contingent on the issuance of the opinion of an independent third party engineer that the design and planned improvements will allow for drainage in conformance with the approved grading and drainage.

Public Comment None

Other Business None

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 5:53 p.m.

DocuSigned by:

Holly Emrick Swetz

601610DD1000476...

Secretary for the Meeting