

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

Held: Wednesday, May 24, 2023, at 12:00 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:

Holly Svetz  
Maurice Smith  
Doug Parris  
Bob LeGare  
Rick Forsman

Also present were:

AJ Beckman, Geol Scheirman, Kate Innes, Sarah Warner, Public Alliance LLC; Anastasia Urban, Janelle Kelley, Brookfield Residential; Shawn Wissel, Contour Services; Jessica Durbin, Eric Keesen, Garrett Wright, BrightView Landscaping.

The following members of the public were in attendance: Lori Brandt, Debra Hessler, Aaron Lott, Sheila Marko.

**Call to Order**

It was noted that a quorum of the Board was present, and the meeting was called to order at 12:03p.m.

**Conflict of Interest  
Disclosures**

District Manager AJ 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. Director Forsman inquired 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 Forsman presented the agenda to the Board for consideration with changes to move the Brightview tree warranty discussion to the beginning of the meeting and to add a turf grass discussion for the drought conditions.

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Following discussion, upon a motion duly made by Director Svetz and seconded by Director Smith, and upon vote unanimously carried, the Board approved the agenda, as amended.

**Brightview Tree  
Warranty Discussion**

Director Svetz began the conversation by giving the history of the lifetime tree warranty through Brightview. Mr. Keesen with Brightview Landscaping thanked Director Svetz for her review of the warranty implementation and began a presentation illustrating BrightView Landscaping Service (“BrightView”) suggested options for resolution of their desire to terminate the warranty due to watering restrictions being imposed by the City of Aurora (“the City”). Ms. Durbin with BrightView discussed the following options:

- Keep the lifetime warranty in place – would require bringing water in from outside sources to supplement during the City’s water restrictions.
- Discontinue the lifetime warranty, and after the walk through on June 9, 2023, replace any dead trees under a new one-year warranty.
- Calculate an amount equivalent to the value of the loss of the warranty to be applied as a discount to maintenance or capital projects...

After discussion, the Board requested additional information from BrightView including, a calculation of the value of loss of the warranty following the results from the June 9, 2023 tree walk. This matter will be added to the June 13, 2023 Regular Meeting agenda.

**Turf Ordinances and  
New Construction**

Director Forsman discussed his efforts to clarify the City’s turf requirements for existing and new homes. He will communicate once a response from the City of Aurora occurs.

**Turnover Process  
Discussion**

Ms. Kelley with Brookfield Properties presented a proposed turnover process. She explained that the intent is to streamline the process and set expectations for all parties. The process would include:

- Plan review prior the initial walk-through before the actual walk.
- Onsite walkthrough for review of current items.
- Punchlist and plan review meeting prior to the final walk-through.
- Final onsite walk.

Additionally, Ms. Kelley discussed using a single punch list to be posted online. Director Smith requested that District management staff create a shared team drive for the purpose of storing turnover documents for review. Ms. Kelley relayed that all tract turnover submissions would follow a consistent outline/placement of documents to reduce confusion in review.

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Ms. Kelley and Mr. Wissel reviewed tract status and expectations for tracts that could be considered for turnover in 2023.

**Underdrains**

Mr. Beckman Reviewed Resolution No. 2018-08-21 Establishing Policies and Procedures for the Acceptance of the Underdrain Improvements. Ms. Kelley updated the Board that her team was working through those items for acceptance and would keep all parties updated for when they are prepared to present for acceptance.


**Other Business**

There was no other business at this time.

**Adjournment**

Upon a motion duly made By Director Forsman, seconded by Director Svetz, and upon vote unanimously carried, the meeting was adjourned at 2:00 p.m.

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

DocuSigned by:  
  
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Secretary for the Meeting

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