

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

Held: Tuesday, June 13, 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:

Rick Forsman
Holly Svetz
Bob LeGare
Ralph “Doug” Parris
Maurice Smith

Also present were:

Geol Scheirman, District Manager; Kate Innes, Resident Relations Manager, Sarah Warner, Landscape and Facilities Superintendent, Justin Janca, Landscape and Facilities Manager, Mitchell Mayville, Operations Coordinator, 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: Alisa Brayman, Bill Maxwell, Chris Bolz, Cory Muench, Courtney Thomas, Dave Svetz, David Bourcier, Dennis Colwell, Devra Meer, Diane Coston, Doug MacCarthy, Ellen Burns, Erica Greenberg, Gail Green, Geoff Quelch, Gerry White, Jaci Gentile, Julie Wald, Karen Chambers, Kathy Forsman, Kevin Buehner, Ling Li, Mark Berkstresser, Marty Brierley, Mike Borman, Nancy and Sam Osborne, Randy Haifley, Rick Coldsnow, Russ Paper, Sally and Bruce Van Der Kamp, Sandra Budden, Sharon Macway, Shelli Wolf, Steve Powers, Steve Prochazka, Tammy Van Egtern, Tom Haws, Tracy Nichols, Travis Krabbenhoft, Yolanda Treviso, Les Frey, Mary Dukes.

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**

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 Forsman presented the agenda to the Board for consideration. Following discussion, upon a motion duly made by Director Svetz and seconded by Director Parris, the Board unanimously approved the agenda as amended to add (i) Item 12 RIC Update – added new 12d, approval of revised charter; (ii) Moved 12d to 14c– discuss proposed revised fencing rules; (iii) Added Item 10e – Finance – Added Requisition \$178,774.73 (post packet item); (iv) Added 10F – Finance - Consider acceptance of 2022 audit.

Appointment of Officers

The Board discussed the appointment of officers.

Director Forsman as President
Director Svetz as Vice President
Director LeGare as Treasurer
Director Parris as Secretary
Director Smith as Assistant Secretary

Following discussion, upon a motion duly made by Director Forsman, seconded by Director Parris and, upon vote unanimously carried, the Board appointed the officers as nominated.

Public Comment

Jaci Gentile welcomed the new Board members. She asked about weeds near Glidden Drive and Henderson at the mailbox areas and inquired about the responsibility. Director Svetz indicated that this area is still under developer control, but that District staff can report the issue to the developer.

Cory Muench asked about the stone veneer on the newly constructed vault restroom. The stone finish is only on one side while the other two sides remain as a cinderblock finish. Janelle Kelley responded to say that is the finished intended look. Directors Svetz, LeGare, and Parris agreed that further finishing is needed and directed management staff to follow up.

Consent Agenda

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

- Approval of April 11, 2023 Regular Meeting Minutes.
 - Approval of April 12, 2023 Special Meeting Minutes.
 - Approval of May 18, 2023 Special Meeting Minutes.
 - Approval of May 24, 2023 Special Meeting Minutes.
 - Approval of the Social Committee Minutes from April 20, 2023.
 - Approval of the Social Committee Minutes from May 18, 2023.
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- Approval of the Common Area Committee Minutes from March 21, 2023.
- Approval of the Common Area Committee Minutes from April 18, 2023.
- Approval of the Community Services Center Committee Minutes from April 5, 2023.
- Approval of Community Services Center Committee Minutes from May 3, 2023.
- Approval of Finance Committee Minutes from April 3, 2023.
- Approval of Finance Committee Minutes from May 1, 2023.
- Approval of Residential Improvement Committee Minutes from March 15, 2023.
- Approval of Residential Improvement Committee Minutes from April 19, 2023.
- Ratify Approval of 2023 Pool Waivers.
- Ratify Google Workspace Subscription Upgrade to get Shared Team Drive Access.

Board Functioning for Year Ahead

Possible agenda revisions: Legal and Financial updates will be moved earlier on the agenda.

Assignments of Board Liaisons for Committees: Attorney Hartung noted that Board Liaisons can perform administrative tasks on a committee but not decision-making activities. She suggested creating examples to incorporate for each committee charter, such as a spending policy for the Social Committee and the ability for the Finance Committee to ask accounting to fix a mistake or pass a file for collection. Director Svetz asked whether committee members can ask for bids or estimates from vendors. Director Parris suggested engaging an annual estimator to cost projects. Attorney Hartung clarified that committee members can do administrative tasks related to Board-approved projects but cannot obtain bids for new projects that the Board has not yet considered. Director Forsman believes more authority can be delegated at this point in the community's development to keep things rolling. Director Svetz noted that none of the committees are full. Director LeGare suggested a working session for further discussion of committee function. The committee chairs each spoke briefly to express their opinions regarding Board Liaison participation.

Director Parris was assigned as Board Liaison to the Community Services Center Committee, Director LeGare was assigned to the Finance Committee, Director Svetz was assigned to the Common Area Committee, Director Smith was assigned to the Residential Improvement Committee, and Director Forsman will continue to attend to water conservation efforts.

Review and Update of Committee Charters: Attorney Hartung will review and update the committee charters for the Board's review.

Alternatives for Shortening the Length of Monthly Meetings: To shorten meeting duration, Director Forsman suggested moving occasional agenda items requiring lengthy discussion to separate meetings. Attorney Hartung described some potential methods for setting time limits and prioritizing pre-designated items, which can be tried on the July meeting agenda.

Management Update

Manager's Report: Mr. Scheirman and Ms. Innes reviewed the management report with the Board.

Review Process for Meeting Minutes: The Board discussed the review process for meeting minutes. The Board would like to review Board and Committee minutes prior to distribution in the meeting packet.

Email Newsletters (E-Blasts): The Board discussed E-Blasts and who is responsible for approving them.

Following discussion, upon motion duly made by Director LeGare, seconded by Director Forsman, and upon vote, unanimously carried, the Board appointed Director Svetz to approve the E-Blasts prior to sending with Director Parris as the backup.

First Addendum to Independent Contractor Agreement with Front Range Recreation, Inc. (Insurance and Minimum Wage Adjustment): The Board reviewed the First Addendum to Independent Contractor Agreement with Front Range Recreation, Inc. (Insurance and Minimum Wage Adjustment).

Following review and discussion, upon motion duly made by Director Svetz, seconded by Director Parris, and upon vote, unanimously carried, the Board approved the First Addendum to Independent Contractor Agreement with Front Range Recreation, Inc. (Insurance and Minimum Wage Adjustment).

Contract with BR&D Landscape, Inc. for 2023 Pond Service: The Board reviewed the Contract with BR&D Landscape, Inc. for 2023 Pond Service.

Following review and discussion, upon motion duly made by Director Svetz, seconded by Director Parris, and upon vote, unanimously carried, the Board approved the Contract with BR&D Landscape, Inc. for 2023 Pond Service.

2024 Budgeting Process: Mr. Scheirman briefly discussed the 2024 Budget process with the Board.

Legal Update

2023 Legislative Memorandum: Attorney Hartung reported that many property owners are appealing their property values which will factor into assessed value and mill levy calculations, and a new property tax law has been passed. She noted that the minimum contract amount requiring a public bid process has been raised from \$60,000 to \$120,000. She further reported that a Metro District Task Force is being formed. She also discussed that new HOA legislation may also affect Metropolitan Districts which will require water-wise planting sample approved plans. Director Svetz inquired about new sales tax provisions, Attorney Hartung will report back with more information and will also confirm whether the District is an incorporated part of the City of Aurora. In response to a question from Director Forsman, Attorney Hartung noted that White Bear Ankele Tanaka & Waldron, Attorneys at Law, will provide guidance to all their districts by July regarding the new Town Hall meeting requirement going into effect later this year.

Finance Updates

Finance Committee Update: Mr. Quelch presented an update to the Board.

System Development Fees: Mr. Scheirman reported to the Board that an outstanding amount of \$221,000 from prior builders has been successfully collected by Altitude Law on behalf of the District.

Payment of Claims: The Board reviewed the claims list.

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

Unaudited Financial Statements: The Board reviewed the unaudited financial statements for the period ending April 30, 2023.

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

Requisition No. 10 to the Subordinate Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds Series 2021B: The Board reviewed Requisition No. 10 to the Subordinate Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds Series 2021B.

Following discussion and review, upon a motion duly made by Director Svetz, seconded by Director LeGare and, upon vote unanimously carried, the Board approved Requisition No. 10 to the

Subordinate Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds Series 2021B, in the amount of \$178,774.730.

2022 Audit: Mr. Quelch reviewed the 2022 audit with the Board. He noted that the District has received an unmodified, or “clean” opinion. He recommended the Board’s acceptance of the 2022 audit.

Following review and discussion, upon motion duly made by Director LeGare, seconded by Director Parris, and upon vote, unanimously carried, the Board approved the 2022 Audit and authorized execution of the Representation Letter.

Service Center Updates

Community Services Center Updates: Rick Coldsnow reported that the City of Aurora’s neighborhood meeting on May 18th was well-attended, and some concerns were noted during the meeting including trees obstructing views of open space and the potential for the building to attract criminal activity.

Comments were received back from the City from the second application submittal, including a water meter requirement and building use notes from the planner. Director Forsman met with city officials last week to clarify some items such as whether a master plan amendment must be made and where we are in the approval process. A third submittal will be submitted by June 26th and will include a more concise introductory letter. Director Parris asked for clarification on 'district use' vs 'resident use' vs 'general use'. Director Forsman clarified with the city that the primary use should be for community use and the small office, storage area and maintenance area are allowable auxiliary uses.

Residential Improvements Updates

Residential Improvement Committee update: Courtney Thomas provided an update that the committee is busy with new landscaping plans and revisions of existing landscaping, with xeriscaping projects making up at least 50% of applications. She appealed for a vacancy on the committee to be filled and thanked Director Svetz for her many contributions as the former Board liaison and charter member. Proposed guideline changes for July will include rainwater collection devices and deck support appearance.

AMI update: Sharon Sulzle presented the AMI report and operations summary. There were 128 applications in April. She noted that 10 days to 2 weeks is the typical turnaround. She noted that AMI personnel are working hard to review applications that don't require committee attention.

There were 79 new violations in May with 95 resolved and \$100 in total fines. There were 76 new violations in April, with 79 resolved. There are 95 open violations, and more are expected once new landscaping violations are added. Inspections will be performed on

June 12th and 29th. Seasonal lighting violations were discussed. Seasonal lighting is allowed only during the darkest months of the year, specifically from November 15th through January 15th.

Ms. Thomas noted that dead tree violations will be generated soon and asked for direction given the new outdoor watering restrictions. Director Svetz explained that requirements were already loosened for narrower lots to a single tree instead of two, which will provide relief. Director Forsman is in contact with the city regarding water conservation policies as they evolve.

Following discussion, upon a motion duly made by Director Parris, seconded by Director Svetz and, upon vote unanimously carried, the Board directed AMI to require removal of dead trees within 45 days and provide an update on replacement requirements by the end of September.

Residential Improvement Guidelines: Allen Schubert presented proposed revisions to the Residential Improvement Guidelines that would re-affirm that greenhouses are not permitted.

Following discussion, upon a motion duly made by Director LeGare seconded by Director Svetz and, upon vote unanimously carried, the Board approved the revisions to the Residential Improvement Guidelines that would re-affirm that greenhouses are not permitted.

Amended and Restated Residential Improvement Charter: The Board discussed an Amended and Restated Residential Improvement Charter.

Following discussion, upon a motion duly made by Director Forsman seconded by Director Parrish and, upon vote unanimously carried, the Board tabled discussion on this Charter.

Social Updates

Social Committee Update: Ms. Innes provided a Social Committee update. The community garage sale was coordinated by a resident realtor team and went well. Yoga is now being held at the new Pathfinder Park pavilion, which provides shelter from rain and sun. Tennis lessons and swimming lessons are underway. The Field and Trails Day event was cancelled due to rain.

Common Area and Landscaping Updates

Common Area Committee Update: Mark Berkstresser provided a Common Area Committee update. The committee is planning for 2024 projects to submit for budgeting approval. Current business includes monitoring active initiatives such as GIS tree plotting and other projects. He explained that dead trees will be removed after the GIS tree survey has been completed to avoid losing track of where trees had originally been planted (ghost trees).

Piney Creek Trail Connection Update: Mr. Scheirman reported to the Board that all work on the Piney Creek Trail Connection Project has been completed except for vegetation.

District Fence and Common Area Rules: The Board reviewed the District Fence and Common Area Rules presented by Mr. Berkstresser.

Following discussion, upon a motion duly made by Director LeGare seconded by Director Svetz and, upon vote unanimously carried, the Board authorize Attorney Hartung to prepare a Resolution for the District Fence and Common Area Rules and have it posted on the District's Website and included with the Residential Improvement Guidelines.

Other Business

There was no other business at this time.

Public Comment

Tracy Nichols welcomed the new Board members and inquired about the 19 holiday lighting violations currently open. She asked about the escalation procedure and whether fines can be increased and/or the time given to the homeowner to respond be decreased in these cases.

She also noted that deer and rodent repellent devices are also a nuisance, as they are motion-activated and respond to pet and human motion as well as the intended animals with a water sprinkler and noise. Courtney Thomas will include this in the next agenda for the Residential Improvement Committee to discuss.

Steve Prochazka asserted that the City of Aurora stated in their application review comments that the proposed building was not to be used for District use and he questioned whether the contents of the existing containers could be stored in the building. Director Forsman replied that the City clarified that the building just cannot be used for permanent staff officing and that project narrative revisions will be made to clarify plans for the District use portion. Mr. Prochazka clarified his security concerns as pertaining to the surrounding homes, not the facility itself. Director Forsman noted that police patrols can be requested, and while we don't have control over the police staffing allocation, we will implement exterior lighting and security cameras.

Marty Brierley commented that she recently received a violation for dead trees and is on a highly visible corner lot. She sought assurance that interior lots are also being scrutinized. She asked that statues in backyards be checked for compliance.

Next meeting

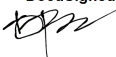
The next regular meeting will be held on Tuesday July 11, 2023 at 5:30 p.m.

Adjournment

Upon a motion duly made, seconded and, upon vote unanimously carried, the meeting was adjourned at 8:26 pm.

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
