

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

Held: Tuesday, July 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:

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, Heather Hartung, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law; Sharon Sulzle - Advanced Management (“AMI”), Janelle Kelley, Brookfield Residential, Eric Keesen and Sara Rutman, Brightview Landscaping

The following members of the public were in attendance: Aaron Curtiss, Alisa Brayman, Allen Schubert, Bill Maxwell, Carla Baglione, Courtney Thomas, Dave Svetz, David Bourcier, Debbie Hardesty, Debbie Plachko, Debra Hessler, Dennis Colwell, Diane Coston, Eileen Brown, Gary Scott, Jaci Gentile, John Stanford, Karen Chambers, Kathy Forsman, Kevin Buehner, Les Frey, Mark Berkstresser, Pamela Maudsley, Pamela Syverson, Paul Finkel, Rea Heatherington, Rich Reini, Russ Paper, Sandra Budden, Steve Powers, Teresa LeGare, Tracy Nichols, Travis Krabbenhoft, Yolanda Treviso.

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 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 move Residential Improvement Committee before Manager Updates, added item to consider acceptance F20 Tract D improvements, added consideration of a new member application to the Finance Committee, added item to approve proposed changes to the Residential Improvement Guidelines.

Public Comment

Nancy Cooper expressed concerns about the no-mow policy and the fire danger associated with tall native grass. She also commented that she has observed that new trees aren't being planted with a deep enough or wide enough hole to adequately ensure their survival.

Brian Higgins expressed similar concerns about tall native grass being a fire danger.

Paul Finkel commented that a specific landscaping application should not have been approved. Michael Alden further commented on this same issue that the owner of the property in question provided a drainage report but questioned the independence of the engineer's opinion. He questioned the Board's process in approving the application.

Pamela Maudsley requested that the native grass concerns be responded to by the Board.

Consent Agenda

Director LeGare requested a terminology change that committee minutes be noted on the consent agenda as for acceptance by the Board rather than for approval by the Board since the committees have already approved the minutes.

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

- Approval of June 1, 2023 Regular Meeting Minutes.
 - Approval of June 13, 2023 Regular Meeting Minutes.
 - Acceptance of June 22, 2023 Social Committee Minutes.
 - Acceptance of May 16, 2023 Common Area Committee Minutes.
 - Acceptance of June 7, 2023 Community Service Center Committee Minutes.
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- Acceptance of May 17, 2023 Residential Improvement Committee Minutes.
- Ratify approval of the 2022 Audit Engagement Letter with Haynie & Company.
- Ratify Resolution Adopting District Fence and Common Area Rules.
- Ratify First Addendum to Independent Contractor Agreement with Front Range Recreation (Insurance Premiums).
- Ratify Agreement with BR&D Landscape, Inc for Pond Services.

BrightView Landscape Service Tree Warranty

Discuss Brightview Landscape Service Tree Warranty:

Account manager Sara Rutman announced that pursuant to the lifting of watering restrictions by the City of Aurora, the lifetime tree warranty can remain in effect. 178 trees will be either replaced or nursed back to health. 111 of these trees are located in the District-controlled areas and 67 are located in the developer-controlled areas. Ms. Rutman reported that dead trees will be removed and that pruning, and plant care will be provided to the trees in need of nursing. BrightView will track the warranty on an annual calendar and memorialize the warranty terms and conditions. Director Svez confirmed with Mr. Keesen that the District will be the named party to the warranty rather than the developer.

Residential Improvements Updates

Residential Improvement Committee update: Mr. Schubert provided a Residential Improvement Committee update.

AMI Update: Sharon Sulzle presented an executive summary for covenant enforcement and architectural design review. There are 261 open violations with many related to landscape, weed and tree issues. 219 violations were created in June while 51 were resolved. Inspections were conducted on June 12th and June 27th. Upcoming inspections will be conducted on July 14th and July 27th. The committee reviewed 77 new applications in June. Ms. Sulzle also presented a summary executive report of the year to date.

Guidelines changes due to recent legislation: Attorney Hartung informed the Board of the recent legislative changes that impact the District. Further discussions will be held at the August 8, 2023 meeting.

Residential Improvement Guidelines: Allen Schubert presented proposed revisions to the Residential Improvement Guidelines. Director Parris asked whether cedar has been considered as a possible permitted lumber for deck construction. Mr. Schubert noted that composite materials are popular in the community and Director Smith clarified that cedar is not prohibited by the guidelines.

Following discussion, upon a motion duly made by Director LeGare seconded by Director Parris and, upon vote unanimously carried, the Board approved the revisions to the Residential Improvement Guidelines.

Committee Application: Allen Schubert presented to the Board an application for appointment to the Residential Improvement Committee. He recommends that the new member application be approved by the Board.

Following discussion and review, upon a motion duly made by Director Smith, seconded by Director LeGare and, upon vote unanimously carried, the Board approved the application of Ken Zarnowiec.

Management Update

Manager's Report: Mr. Scheirman reviewed the manager's report with the Board, including the completion of the tree mapping survey, rescinding of the watering restrictions by Aurora Water, and the opening of the Pathfinder Park pavilion. Ms. Innes reported that 179 inquiries were handled during the month of June, six eBlasts were sent to the community, and described maintenance on the District's website.

2022 Annual Report on the Service Plan: Director Parris noted a minor correction needed to the 2022 Annual Report on the Service Plan to note that the District constructed the connection to the Piney Creek Trail rather than the Piney Creek Trail itself.

Following discussion and review, upon a motion duly made by Director LeGare, seconded by Director Svetz and, upon vote unanimously carried, the Board accepted the annual report, subject to the corrected description of the Piney Creek Trail Connection and a routine litigation check by Legal Counsel.

Bob LeGare asked for the referenced documents to be provided to Board members.

Revisions to Pool Rules: The Board discussed proposed changes to pool rules to allow inflatable flotation devices, prohibit pets and smoking or vaping on the pool deck, and added scheduled safety breaks. Mark Berkstresser pointed out that an exception must be allowed for service animals.

Following discussion and review, upon a motion duly made by Director Svetz, seconded by Director Smith and, upon vote unanimously carried, the Board approved the amended pool rules, with the exception to allow service animals.

Ownership and Maintenance Responsibility for Filing 9 Phase 1:

Phase 1 includes the expanded event lawn and sand volleyball court. Director Smith noted that the event lawn turf condition was poor on a recent inspection and that there were a few dead or dying trees in the area. Janelle Kelley noted one dead tree needing replacement and two trees requiring care, and provided assurance that those would be replaced or remedied. She further noted that Brightview as District contractor has control of the event lawn irrigation.

Following discussion and review, upon a motion duly made by Director Svetz, seconded by Director Smith and, upon vote unanimously carried, the Board determined to defer consideration of approval of the Bill of Sale for Filing 9 Phase 1 improvements to the August meeting.

Ownership and Partial Maintenance Responsibility for Filing

9 Phase 2: Phase 2 includes the trail connection between Inspiration Club and Inspiration Lane. Ms. Kelley described the rationale for separating the improvements into two phases for turnover acceptance. Director Smith expressed a preference for considering both phases together at a future meeting. Discussion was held regarding new concrete that hasn't yet weathered a full year.

Following discussion and review, upon a motion duly made by Director LeGare, seconded by Director Smith and, upon vote unanimously carried, the Board determined to defer consideration of approval of the Bill of Sale for Filing 9 Phase 2 improvements to the August meeting.

Ownership and Maintenance Responsibility for Sections of

Pathfinder Park: Nature Play and Trail Shelters: Director Smith asked about erosion issues observed along the crusher fines path.

Following discussion and review, upon a motion duly made by Director Smith, seconded by Director LeGare and, upon vote unanimously carried, the Board accepted the Bill of Sale for Pathfinder Park selected improvements, excluding the soft surface trail (crusher fines path) due to a current erosion issue.

Legal Update

Town Hall Meeting and Requirements for Presentations:

Attorney Hartung advised the Board that the new law goes into effect on August 7th to require all special districts containing residential units to hold an annual Town Hall meeting. No action can be taken by the Board during the required Town Hall meeting. She reviewed the meeting requirements with the Board. The town hall meeting will be scheduled for a date in November to align with the annual Budget hearing.

Director Orientation: Attorney Hartung will poll the directors to get their availability for a director orientation.

Limited Amendment to Declaration: Attorney Hartung confirmed with the Board that the District's covenant declaration will be updated. Director Svetz stated that she would like to proceed with adding a restriction on short-term rentals and updating the declaration. She suggested planning for late 2023 or early 2024 to avoid confusion with a similar initiative by the Hilltop Club Association to update their covenants this fall.

Finance Updates

Finance Committee Update: David Bourcier provided a Finance Committee Update. The committee is setting up budget review meeting dates.

Payment of Claims: The Board reviewed the claims list.

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

Finance Committee Application: The Board reviewed an application for appointment to the Finance Committee.

Following discussion and review, upon a motion duly made by Director Parris, seconded by Director LeGare and, upon vote unanimously carried, the Board approved the application of Ken Barritt.

Service Center Updates

Community Services Center Updates: Rick Coldsnow presented a Community Services Center Committee update. Director Forsman has revised the project narrative and been in contact with the city representative. He expects the application will be re-submitted within the next two weeks after the architectural and civil engineering plans are finalized. He anticipates construction will occur next year. Director Parris will be the new Board liaison to the committee.

Social Updates

Social Committee Update: Rea Heatherington provided a Social Committee update.

Common Area and Landscaping Updates

Common Area Committee Update: Mark Berkstresser provided a Common Area Committee update. Pool rules and tree mapping.

Retaining walls have been inspected, several District ones need minor repairs and several Developer ones - no structural issues which is great. Working on 2024 project budget planning in conjunction with the Finance Committee. The rains have revealed some drainage issues that are being monitored. Maintenance techs are doing some mosquito control where there is standing water.

Director Svetz asked about the cinderblock finish of the vault restrooms. The developer is gathering information on potential finish options. Director Parris suggested hardie board siding instead of stone over the cinderblock.

Other Business

There was no other business at this time.

Public Comment

There was no public comment at this time.

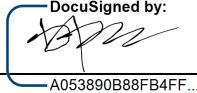
Next meeting

The next regular meeting will be held on Tuesday August 8, 2023 at 5:30 p.m.

Adjournment

Upon a motion duly made, seconded and, upon vote unanimously carried, the meeting was adjourned at 7:47 pm.

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

 Secretary for the Meeting
