

MINUTES OF THE MEETING OF THE RESIDENTIAL  
IMPROVEMENT GUIDELINES COMMITTEE OF  
INSPIRATION METROPOLITAN DISTRICT  
Held: Wednesday, July 17th, 2024, at 5:30 p.m. via  
videoconference

**Attendance**

The regular meeting of the Residential Improvement Guidelines Committee was called and held as shown above and in accordance with the applicable statutes of the State of Colorado. The following members, having been approved by the Board of Directors to serve on the Committee, were in attendance:

Allen Schubert (Chair)  
Chris Bolz (Vice Chair)  
Maurice Smith (Board Liaison)  
Carla Baglione  
Steve Powers  
William Koller  
Jared Berge

Absent were Kristen Arand, Glen Templin, and Charles Wagner. From the public, TJ LeGare and Katherine Tran were present. Also present were Kate Innes of Public Alliance, Sharon Sulzle, Meghan Hutchins, and Dara Watson of AMI.

**Call to Order**

Chair Schubert noted that a quorum of the Committee was present, and the meeting was called to order at 5:30 pm.

**Agenda Approved**

The agenda was reviewed and unanimously approved.

**June Minutes**

The June minutes were reviewed and unanimously approved.

**Public Comment**

TJ LeGare offered several comments. First, she wanted to know about how the Committee would be responding to the recent hail storms and residents needing to replace roofs. Under the current Guidelines, approval to re-roof is required. Mr. Schubert responded that her question was timely, and the Committee was slated to talk about proposed changes to the roofing

guidelines at tonight's meeting. Second, in response to the Board approving changes to the Guidelines granting the Committee the ability to approve variances to the Guidelines to accommodate residents with disabilities, Ms. LeGare shared her experience with caregiving for a family member with disabilities in another community and the difficulties she faced with the HOA and their reluctance to approve variances. She expressed support for the Committee's ability to approve variances to the Guidelines for residents with disabilities.

**Board Report**

Board Liaison Smith gave review of the Board meeting.

**Compliance Report**

Ms. Sulzle presented the compliance and design request report.

**Services Center**

Board Liaison Smith shared the latest status of the Service Center.

**Roof Materials**

Chair Schubert presented proposed changes to the Guidelines regarding roofing materials (4.45). The proposed changes would allow residents to replace their roofs without prior Committee approval as long as the roofing materials were the same as the original roofing materials or were consistent with the approved color palette used by the builder. The Committee approved the changes with some slight modification and the proposed changes will be sent to the Board for their approval.

**Other Business**

Board Liaison Smith discussed sending, via eBlast, "tips and tricks" to help protect and keep landscaping in good shape given this very hot summer. AMI will draft a message and work with Public Alliance to provide helpful information to the Community.

Chair Schubert noted that he planned on adding sheds and storage containers as a topic for discussion to the agenda for next month's meeting.

**Public Comment**

TJ LeGare talked about the upcoming project for adding sidewalks and landscape improvements in the Pocket Park on East Rockinghorse Parkway.

**Adjournment**

There being no further business before the Committee, the Committee determined to adjourn the meeting at 6:27 pm.

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

Secretary *Allen Schubert*  
Allen Schubert (Sep 10, 2024 18:52 MDT)

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# 2024-07-17 RIGC Minutes

Final Audit Report

2024-09-11

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