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

Held: Tuesday, September 9, 2025, 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:

Bob LeGare
Rick Forsman
Ralph "Doug" Parris
Kimberly Kelleher
David Bourcier

Also present were:
Dominique Devaney, District Manager; Karis Clark, Assistant District Manager; Natalyn Walts, Public Alliance; Laura S. Heinrich, Esq., Spencer Fane LLP; Sharon Sulzle, AMI Community Association Management.

The following members of the public were present: Steve Powers, Alisa Brayman, Ellen Burns, Gail Greene, Sandra Budden, Ken Barritt, William Koller, Allen Schubert, Rich Reini, Kathy Forsman, Sally Van Der Camp, Bruce Van Der Camp, Brian Higgins, TJ Legare, Les (last name not provided), Travis Krabbenhoft, Holly Svetz, Sherry Zarnowiec, Dave Svetz, Eileen Brown, Dennis Colwell, Mark Kinslow, Jaci Gentile, Pamela Syverson, and Karen Chambers.

Call to Order

It was noted that a quorum of the Board was present, and the meeting was called to order.

Conflict of Interest Disclosures

Attorney Heinrich advised the Board that pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Attorney Heinrich reported that general disclosures for the directors are on file with the Secretary of State's Office. Attorney Heinrich 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 LeGare presented the agenda to the Board for consideration. Following discussion, upon a motion duly made by Director Forsman and seconded by Director Bourcier, the Board unanimously approved the agenda as presented.

Public Comment

None.

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 Bourcier, and upon vote unanimously carried, the Board took the following actions:

a. Approval of the August 12, 2025 Regular Meeting Minutes.
b. Acceptance of the July 15, 2025 Common Area Committee Minutes.
c. Acceptance of the August 4, 2025 Finance Committee Minutes.
d. Acceptance of the July 16, 2025 Residential Improvement Committee Minutes.

Management Updates

Manager's Report: Ms. Devaney reviewed the Manager's Report with the Board.

Community Facilities and Grounds Manager: Mr. Dugan reviewed the Community Facilities and Grounds Manager Report with the Board.

Native Report: Ms. Walts reviewed the Native Report with the Board.

Proposal from Potestio Brothers Equipment: The Board entered into discussion to consider approval of a proposal from Potestio Brothers Equipment for a John Deere Gator and Boss Plow in the amount of $35,769.25.

Following discussion, upon motion duly made by Director Parris, seconded by Director Forsman, and upon vote unanimously carried, the Board approved the proposal from Potestio Brothers Equipment.

Aquatic Herbicide: The Board entered into discussion to consider approval proposals Nature's Workforce, Solitude Lake Management, and Habitat Management Environmental & Natural Resource Services for aquatic herbicide.

Following discussion, upon motion duly made by Director Forman, seconded by Director Bourcier, and upon vote unanimously carried, the Board approved the proposal from Nature's Workforce for aquatic herbicide in the amount of $8,074.84.

Legal Update

The Board entered into discussion regarding a proposed Resolution for the Amended and Restated Inspiration Metropolitan District Charter for Committees.

Following discussion upon motion duly made by Director Forsman, seconded by Director Bourcier, and upon vote unanimously carried, the Board adopted the Resolution for the Amended and Restated Inspiration Metropolitan District Charter for Committees.

Inspiration Club Committee

Inspiration Club Committee Update: The Board engaged in a high-level discussion with the Inspiration Club Committee regarding the preliminary budgets for the Club for fiscal years 2025 and 2026. No formal action was taken.

Proposals for AV Equipment Installation: The Board reviewed proposals for the installation of audiovisual equipment.

Following discussion, upon motion duly made by Director Kelleher, seconded by Director Parris, and upon vote unanimously carried, the Board deferred the matter and continued to the Board's October 14, 2025 meeting for further consideration. No action was taken.

Proposal from Concrete Couch: The Board considered the proposal from Concrete Couch for the Mosaic Mountain Bench. Extensive discussion ensued.

Following discussion, upon motion duly made by Director Forsman, seconded by Director Kelleher, and upon vote unanimously carried, the Board deferred consideration of the proposal to the November 2025 meeting.

Residential Improvement Committee

Residential Improvement Committee Update: The Board received a general update from the Residential Improvement Committee. No formal action was taken.

Landscape and Patio Guidelines: The Board discussed proposed changes to the landscape and patio guidelines, including a requirement for inclusion of the sidewalk/walkway.

Following discussion, upon motion duly made by Director Parris, seconded by Director Forsman, and upon vote unanimously carried, the Board approved the changes to the landscape and patio guidelines.

Resolution Adopting Fee for Appeals: The Board held extensive discussion regarding the proposed Resolution Adopting a Fee for

Appeals, including the fee amount and the administrative process for appeals.

Director Kelleher moved to adopt the Resolution with a fee set at $295; the motion failed for lack of a second.

Director Parris then moved to adopt the Resolution with a fee set at $500, seconded by Director Bourcier. Upon vote, Directors Forsman, Parris, and Bourcier voted in favor, and Directors LeGare and Kelleher voted against.

Accordingly, the Resolution Adopting a Fee for Appeals in the amount of $500 was approved.

AMI Update: Ms. Sulzle provided the Board with an update.

Finance Committee

Finance Committee Monthly Report: Mr. Barritt provided the Board with the Finance Committee's monthly report. The update included a general overview, presentation of year-to-date cash flow, and a PowerPoint presentation on the preliminary 2026 budget work. No formal action was taken.

Payments of Claims: The Board reviewed the payment of claims for the period ending August 30, 2025.

Following discussion, upon motion duly made by Director Bourcier, seconded by Director Kelleher, and upon vote unanimously carried, the Board ratified and approved the payment of claims as presented.

Financial Statements: The Board reviewed the unaudited financial statements for the period ending July 31, 2025.

Following discussion, upon motion duly made by Director Bourcier, seconded by Director Kelleher, and upon vote unanimously carried, the Board accepted the unaudited financial statements for the period ending July 31, 2025.

2026 Reserve Study: The Board reviewed a proposal from Charles Taylor for the 2026 Reserve Study.

Following discussion, upon motion duly made by Director Bourcier, seconded by Director Kelleher, and upon vote unanimously carried, the Board approved the selection of Charles Taylor to perform the 2026 Reserve Study.

Common Area Committee

Common Area Committee Update: The Board received an update from the Common Area Committee. General discussion was held. No formal action was taken.

	<u>Proposal from ATR Landscape for Landscaping Work</u>: The Board reviewed the proposal submitted by ATR Landscape for landscaping work. Following discussion, upon motion duly made by Director Parris, seconded by Director Bourcier, and upon vote unanimously carried, the Board approve the proposal from ATR Landscape.
Other Business	None.
Public Comment	Ms. Pamela Syverson addressed the Board, requesting that the calendar link used in the District eBlast be verified. Ms. Syverson also offered kudos to the Common Area Committee for its work. No formal action was taken. Ms. Holly Svetz addressed the Board requesting an explanation regarding the debt service mill levy increase.
Next meeting	The next meeting is: Regular Meeting – October 14, 2025 at 6:30 p.m.
Adjournment	President LeGare adjourned the meeting at 8:45. The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting. ____________________________ Secretary for the Meeting