

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

Held: Tuesday, February 10, 2026, at 6:30 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
David Bourcier
Ralph “Doug” Parris
Kimberly Kelleher

Also present were:

Dominique Devaney, District Manager; Karis Clark, Assistant District Manager; James Dugan and Natalyn Waltz, Public Alliance; Laura Heinrich, Esq., Spencer Fane LLP; Sharon Sulzle, AMI Community Association Management

The following members of the public were present: Teresa LeGare, Crystal Roberts Browne, Allen Schubert, Jude Olson, Les Frey, Sally and Bruce Van Der Kamp, Jaci Gentile, Travis Krabbenhoft, Rebekah McCall, Art Saucedo, Michael Borman, Karen Cohen, Rich Reini, Pamela Syverson, Natalyn Walts, Maurice Smith, Rea Heatherington, Gail Greene, GEP, Karen Chambers, Joan Schiller, Carla, iPhone (8), Mark Kinslow, Paul Charon, Ken Barritt, Alisa Brayman.

Call to Order

It was noted that a quorum of the Board was present, and the meeting was called to order at 6:30 p.m.

**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.

Approval of Agenda

Director LeGare presented the agenda to the Board for consideration. Following discussion, upon a motion duly made by Director Bourcier, seconded by Director Kelleher, and upon vote unanimously carried, the Board approved the agenda as presented.

Public Comment

Ms. Pamela Syverson thanked the Board for their work on the Strategic Plan and other items. She inquired about the process for changing the outdoor lighting timing and restrictions. Director LeGare advised Ms. Syverson to attend the next regularly scheduled Residential Improvement Committee meeting, as that was the appropriate place to begin the conversation and process.

Consent Agenda

The following items on the consent agenda were considered routine or administrative.

Following discussion, upon motion duly made by Director Bourcier, seconded by Director Kelleher, and upon a vote unanimously carried, the Board took the following actions:

- a. Approved January 13, 2026 Regular Meeting Minutes
- b. Accepted the December 1, 2025 and January 5, 2026 Finance Committee Minutes
- c. Accepted the January 12, 2026 Inspiration Club Committee Minutes
- d. Accepted the November 19, 2025 Residential Improvement Guidelines Committee Minutes
- e. Ratified approval of the proposal from RTS Landscaping for irrigation work at Hill Top Club in the amount of \$675
- f. Ratified approval of proposal from BrightView Landscape Services for Vista Park master valve and flow sensor in the amount of \$4,781.23.
- g. Ratified approval of proposal from BrightView Landscape Services to replace two trees behind 8671 S Sicily court in the amount of \$1,783
- h. Ratified approval of the proposal from BrightView Landscape Services to replace one tree along Gartrell Road in the amount of \$1,213.23
- i. Ratified approval of proposal from BrightView Landscape Services for boulder relocation in the amount of \$2,644.71
- j. Ratified approval of proposal from Rocky Mountain Playground Services for playground inspections in the amount of \$3,400 per year
- k. Ratified approval of proposal from Parker Electric, Inc. for electrical work in the amount of \$965
- l. Ratified appointment of Terry McMurray to the Finance Committee

Management Updates

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

Proposal from Nature's Work Force for application of Aquatic Herbicide in the amount of \$15,099.99: The Board entered into discussion to consider approval of the proposal from Nature's Work Force for the application of aquatic herbicide for the 2026 season.

Following discussion, upon motion duly made by Director Forsman, seconded by Director Bourcier, and upon vote unanimously carried, the Board approved the proposal from Nature's Work Force for the application of aquatic herbicide.

Proposal for approval of engineering work to be completed for a fall restraint system design: The Board entered into discussion to consider the approval of an engineer for the design of a fall restraint system.

Following discussion, upon motion duly made by Director Parris, seconded by Director Bourcier, and upon vote unanimously carried, the Board approved the proposal from Level Engineering in the amount of \$9,400 for the engineering design of a fall restraint system.

Proposal from BrightView Landscape Services for native weed control in the amount of \$140,985: The Board entered into discussion to consider the approval of the proposal from BrightView Landscape Services for the 2026 native weed control.

Following discussion, upon motion duly made by Director Forsman, seconded by Director Bourcier, and upon vote unanimously carried, the Board approved the proposal from BrightView Landscape Services for the 2026 native weed control in the amount of \$140,985. Hourly items will be provided on an as needed basis at the direction of the District Manager.

Proposal from BrightView Landscape Services for the 2026 beauty band mowing in the amount of \$57,116: The Board entered into discussion to consider the approval of the proposal from BrightView Landscape Services for the 2026 beauty band mowing.

Following discussion, upon motion duly made by Director Kelleher, seconded by Director Parris, and upon vote unanimously carried, the Board approved the proposal from BrightView Landscape Services for the 2026 beauty band mowing in the amount of \$57,116.

Legal Update

Legal counsel reported there were no significant items for the Board's consideration.

Residential Improvement Committee

Residential Improvement Committee Update: Mr. Schubert provided an update from the Residential Improvement Committee.

Approval of American Legend Homes Color Schemes (excluding scheme 214): The Board reviewed the American Legend Homes Color Schemes (excluding scheme 214) at the recommendation of the Residential Improvement Committee.

Following discussion, upon motion duly made by Director Bourcier, seconded by Director Kelleher, and upon vote unanimously carried,

the Board approved the American Legend Homes Color Schemes (excluding scheme 214).

AMI Update: Ms. Sulzle presented the AMI report and provided an update.

Strategic Plan Ad-Hoc Committee

Committee Report: Mr. Smith provided an update to the Board from the Strategic Plan Ad-Hoc Committee.

Finance Committee

Finance Committee Monthly Report: Mr. Barritt presented the Finance Committee Report.

Cash Flow: The Board reviewed a presentation of December 2025 cash flow.

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

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

Payments of Claims: The Board reviewed the payment of claims for the period ending January 21, 2026.

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

Common Area Committee

Common Area Committee Update: Ms. LeGare provided an update to the Board from the Common Area Committee.

Inspiration Club Committee

Inspiration Club Committee Update: Mr. Heatherington provided an update to the Board from the Inspiration Club Committee.

Other Business

There was no other business before the Board.

Public Comment

There was no public comment at this time.


Next meeting

The next meeting is:
Regular Meeting – March 10, 2026 at 6:30 p.m.

Adjournment

There being no more business for the Board to consider, President LeGare adjourned the meeting at 7:55 p.m.

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

Signed by:


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Secretary for the Meeting