

INSPIRATION METROPOLITAN DISTRICT
REGULAR MEETING
March 10, 2026 at 6:30 p.m. via teleconference

Bob LeGare, President	Term to May 2027
Rick Forsman, Vice President	Term to May 2029
David Bourcier, Treasurer	Term to May 2029
Ralph “Doug” Parris, Secretary	Term to May 2027
Kimberly L. Kelleher, Assistant Secretary	Term to May 2029

Link: <https://us06web.zoom.us/j/8637322103>

Meeting ID: 863 732 2103

Dial in 1-669-900-6833

NOTICE OF REGULAR MEETING AND AGENDA

1. Call to Order and Quorum

2. Conflict of Interest Disclosures

3. Agenda Approval

4. Public Comment

Members of the public may address the Board regarding matters affecting the District. Comments are limited to three (3) minutes per person and will be taken in the order determined by the President or the President’s designee. Public comment is limited to this agenda item unless the Board solicits additional input at another time during the meeting.

5. Consent Agenda

The items listed below are considered routine and will be approved by the Board with a single motion and vote. Any Board member may request that an item be removed from the Consent Agenda and considered separately under the Regular Agenda. (**ACTION REQUIRED**)

- a. Approve the February 10, 2026 Regular and Special Meeting Minutes (enclosures)
- b. Accept the February 2, 2026 Finance Committee Minutes (enclosure)
- c. Accept the February 9, 2026 Inspiration Club Committee Minutes (enclosure)
- d. Accept the November 4, 2025, December 1, 2025, and January 6, 2026 Strategic Plan Ad Hoc Committee Minutes (enclosures)
- e. Accept the January 20, 2026 Common Area Committee Minutes (enclosure)
- f. Ratify approval of proposal from LBJE Construction LLC to replace damaged fence posts and rails in the amount of \$1,380.00 (enclosure)
- g. Ratify approval of proposal from Gebau Inc. for engineering review of Inspiration Club pool pergolas in the amount of \$2,400 (enclosure)
- h. Ratify approval of proposal from Rocky Mountain Playground Services for Bark Park work in the amount of \$1,850.00 (enclosure)
- i. Ratify approval of proposal from BrightView Landscape Services for Russian Olive

- post and stump removal in the amount of \$1,060.99 (enclosure)
- j. Ratify approval of proposal from BR&D Landscape Inc. for pond maintenance in the amount of \$928.76 (enclosure)
 - k. Ratify approval of Gardner Painting LLC proposal for pool structure staining in the amount of \$3,650.00 (enclosure)
 - l. Ratify approval of Adroit Creative Solutions, LLC d/b/a Tree Ring Digital Master Service Agreement in the amount of \$1,450 (enclosure)
 - m. Ratify approval of agreement with Charles Taylor Engineering Technical Services LLC for Underdrain Engineering Due Diligence in the amount of \$8,750, approved Per Directors LeGare and Parris as per Tract Turnover agreement (enclosure)

6. Manager Updates

- a. Review Manager's Report (enclosure)
- b. **ACTION REQUIRED**: Ratify approval of agreement with LCM Waterfalls & Ponds LLC for Stormwater Pipe Clean Out in the amount of \$35,040 due to off season urgency – approved by board via email (enclosure)
- c. **ACTION REQUIRED**: Consider approval of proposal from Gardner Painting LLC for 2026 fence staining in the amount of \$63,888.00 (enclosure)
- d. **ACTION REQUIRED**: Consider approval of proposal from ATR Landscape LLC for Service Road Scraping in the amount of \$6,500.00 (enclosure)
- e. **ACTION REQUIRED**: Consider approval of proposal from PlanIT Geo for three-year subscription renewal to TreePlotter in the amount at \$10,500 annually (enclosure)
- f. **ACTION REQUIRED**: Consider approval of final phase of Public Art Installation by Nine Dot Arts, in the amount of \$25,916 (enclosure)

7. Legal Updates

8. Strategic Plan Ad-Hoc Committee

- a. Strategic Plan Ad-Hoc Committee Update
- b. **ACTION REQUESTED**: Review and consider approval of an increase to the COREflection contract (enclosure)
- c. Other

9. Finance Committee

- a. Finance Committee monthly report
- b. Presentation of January 2026 Cash Flow (enclosure)
- c. **ACTION REQUIRED**: Review and consider acceptance of unaudited financial statements for the period ending January 31, 2026 (enclosure)
- d. **ACTION REQUIRED**: Review and consider ratification and approval of payment of claims for the period ending February 28, 2026 (enclosure)
- e. Other

10. Common Area Committee

- a. Common Area Committee Update
- b. Other

11. Inspiration Club Committee

- a. Inspiration Club Committee Update (enclosure)
- b. Other

12. Residential Improvement Guidelines Committee

- a. Residential Improvement Guidelines Committee Update
- b. AMI Update (enclosure)

13. Other Business

- a. Website Accessibility and Redesign (Director Forsman)
- b. Other

14. Public Comment

Members of the public may address the Board regarding matters affecting the District. Comments are limited to three (3) minutes per person and will be taken in the order determined by the President or the President's designee. Public comment is limited to this agenda item unless the Board solicits additional input at another time during the meeting.

15. Adjournment

The next regular meeting is scheduled for April 14, 2026 at 6:30 p.m.

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.

Secretary for the Meeting



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

Held: Tuesday, February 10, 2026, at 6:00 p.m. via video conference

Attendance The Special 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:
Karis Clark, Assistant District Manager, Public Alliance; Laura Heinrich, Esq., Spencer Fane LLP; and Sharon Sulzle, AMI Community Association Management.

The following members of the public were present: Carla (last name not provided) and Travis Krabbenhoft (for a portion of the meeting).

Call to Order It was noted that a quorum of the Board was present, and the meeting was called to order at 6:00 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 Forsman, seconded by Director Parris, and upon vote unanimously carried, the Board approved the agenda as presented.

Executive Session Upon motion of Director Forsman, seconded by Director Parris, and upon an affirmative vote of at least two thirds of the quorum present, the Board convened in executive session at 6:01 p.m. for the purpose of conferencing with the District’s attorney and receiving legal advice on specific legal questions under 24-6-402 (4)(b), C.R.S. relating to enforcement and legal compliance actions for unresolved covenant violations.

Also pursuant to § 24-6-402(4), C.R.S., the Board did not adopt any proposed policy, position, resolution, rule, regulation or take formal action during executive session.

Upon motion duly made by Director Forman, seconded by Director Kelleher, and upon vote unanimously carried, the Board reconvened to regular session at 6:10.

Covenant Enforcement Following discussion, upon motion duly made by Director Bourcier, seconded by Director Parris, and upon vote unanimously carried, the Board approved turning the violations over to covenant enforcement counsel to take further action.

Other Business There was no other business to discuss.

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

Adjournment There being no more business for the Board to consider, upon motion duly made by Director Bourcier, seconded by Director Parris, and upon vote unanimously carried, the meeting was adjourned at 6:12 p.m.

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

Secretary for the Meeting

Inspiration Metropolitan District
Finance Committee Meeting Minutes
Monday, February 2nd, 2026
5:30 – 7:00 PM

1. Call to Order at 5:35 PM – In attendance were Committee Members Ken Barritt (Chair), Sharon Macway (Vice Chair), Kathy Toth, Terry McMurray, Dirk Pantone (Secretary) and David Bourcier (BOD Liaison).
2. February 2nd, 2026, Agenda – The Agenda was presented and unanimously approved by the Committee.
3. January 5th, 2026, Minutes – The Minutes from the meeting were presented and unanimously approved.
4. Review of December 2025 Financial Statements – Member Toth presented the Financial Statements in a summary format that all members appreciated, after review, there were minor concerns about landscaping and utility expense. Besides transfer to reserve funds, we are within 1% of budget. Absence these concerns, all agreed there were no material differences or concerns.
5. Status of Current Projects – The IMD Property Taxes and Mill Levies presentation has been updated for the community based upon review and recommendations in the January 5th, 2026, Committee meeting. The presentation will be posted, and tentative meetings will be scheduled for the district in 2026 at both clubhouses. There will also be two more presentations on funds (General, Debt Service and Capital Projects) and the annual budget for the district.
6. New Business – Can we get the General Ledger (GL) in Excel format it's 140 plus pages of pdfs.
7. Community Comment and Discussion – Pamela Syverson joined the call and asked about the Mill Levies. She would like a definition of Mill Levies that can be easily explained to the residents.
8. Adjournment - There being no further business, the meeting was adjourned at 6:51 PM.

The Next Regular Monthly Finance Committee is March 2nd, 2026, from 5:30 – 7:00 PM.

Inspiration Club Committee Minutes

February 9, 2026 - 5:30 PM

Meeting was called to order at 5:32pm by Rea Heatherington.

Present (in person): Karis Clark, Rea Heatherington, Sheri Zarnowiec, Tom Norton, Ingrid DeGreef and Jaci Gentile

Present (online): Kim Kelleher

Absent: none

Resident Guests: Pam Syverson (INSPO group), Gary Pokorn

Rea and Karis announced a new part-time employee that will be working out of the Inspiration Club Building, Madison.

The agenda was reviewed and approved.

The minutes from the January meeting were reviewed and approved.

Public Comments: Gary thanked the committee members for serving. He asked about the community engagement budget. Karis explained that the 2025 budget was \$40K for 12 events and the 2026 budget is \$70K for an expected 50 events.

Pam asked if there was any consideration to combine the Hilltop Club Association and the Inspiration Metro District.

A recap of events since the February meeting were discussed. The Snowman Contest has been placed on hold due to the lack of snow. Should we get a significant snowfall, a contest announcement will go out to the community. Trivia Night had about 25 participants representing both the Hilltop and All Ages areas.

The AV equipment upgrade has been partially installed. There are still a few problems to be worked out with the equipment. Nine Dot has scheduled a ZOOM meeting for Wednesday, February 18th at 10am. The committee has decided to let Nine Dot complete the outdoor artwork. We are planning to hold a photo contest for residents for indoor artwork. There was a question as to whether the Inspiration Club Committee has a charter. This is to be investigated.

The waivers for building use have been reviewed by legal with a few suggestions. The committee approved the suggested changes and suggested that these be added to the current Inspiration Club Use Policy. The committee is going to review the current Inspiration Club Use Policy to determine if now that the building is in use, if there needs to be any updates. The policy was written prior to the building opening. We discussed Fitness Classes. Legal and the committee decided that instructors need to be CPR and First Aid certified.

Kid's Stage had no signups for the spring session. The possibility of offering this at a later time was discussed.

For Private Event use of the Inspiration Club, the current Rental Duration has a 5-hour maximum. The committee voted to increase this to 6 hours.

The Strategy Plan & Donut event February 7th seem to go well. It was well organized and informative. Comedy Night scheduled for Friday, February 13th filled up quickly with 65 residents schedule to attend. The Aurora Fire Department is scheduled to talk about fire safety and home preparedness on February 19th. They are scheduled again on March 19th to discuss lithium batteries.

For the Board meeting on February 10th, Rea will recap the events in January and other discussion points from the Inspiration Club Committee February 9th meeting.

Other Items: The window frosting of exterior and interior windows at the Inspiration Club building has been completed. High School Musical was the movie selected by the community for the Family Movie Night on March 6th. Karis mentioned Spring Fling is scheduled for Saturday, March 28th. The annual community Garage Sale will be June 6th and/or 7th. Goodwill will bring a truck by on Sunday for donations from the community. It was also suggested to see if a shredding

company could also be arranged. Karis is working on a Composting event for May. Karis presented the June, July and August SPARK event plans for this summer.

Karis discussed the results of the Events Survey. The surprise was that youth and family focused events did not rank high on the survey. Some of these events currently on the 2026 calendar, will be reviewed and possibly changed. Items receiving 40 or more votes (out of the 150 surveys received) will be the focus for 2026 IMD events. The survey did convey that residents would like to see more fitness opportunities such as stretch & mobility and cardio. There was also a high interest in educational programming such as home and property maintenance; safety and preparedness; gardening and landscaping; and social activities including arts and crafts. Many of these areas are on the calendar for 2026. A resident's comment on the survey suggested a new activity, a Holiday Sing Along on the Saturday after Thanksgiving. This will be given consideration as the committee looks at activities for later in the year.

Meeting was adjourned at 7:01pm.

Respectfully submitted by Jaci Gentile.

Inspiration Metropolitan District

Strategic Plan Ad Hoc Committee – Meeting Minutes

Date: November 4, 2025

Time: Called to order at 5:30 PM | Adjourned at 6:46 PM

Location: Zoom (Virtual)

Attendance

Present:

Maurice Smith (Chair)

Doug Parris (Board Co-Liaison)

Aaron Curtiss

Rick Forsman (Board Co-Liaison)

TJ LeGare

Mark Berkstresser

Vicky Starkey

Melissa Antol and Bryan Wilkenson (COREflection)

Dominique Devaney and Karis Clark (Public Alliance)

Guest: None

Meeting Overview

The minutes from the October 7, 2025 meeting were approved through motion by Vicky Starkey and a second by Aaron Curtiss.

The agenda was approved with the addition of a Public Comment session at the end of the meeting.

The committee reviewed draft mission and vision statements and chose to wait for community input before finalizing. They clarified that the strategic plan work session packet is due by December 11th, ahead of the December 18th board session. They also discussed refining guiding principles to be aspirational but not overpromising and agreed to include the SWOT analysis in the upcoming packet.

There was discussion on how to move forward on priorities without specific budgets. They agreed to add feasibility assessments for large projects like a pool and to prioritize 4–5 major themes with pros and cons for board consideration. Preliminary research will help inform decisions, and COREflection may provide initial support for this effort.

Members discussed presenting community data to the board. While there was concern about overwhelming them with raw input, it was agreed that SPAC would synthesize the information into themes and priorities.

It was confirmed that the December 1st work session would be in-person. The COREflection team will present synthesized findings, not raw data. The committee discussed how to present to the board. It was suggested SPAC present and then step back during Q&A. Others voiced concern about influencing the board. The group agreed to clarify expectations and let board members weigh in on the presentation format.

After changes to the original calendar, a date of November 22nd was identified as a tentative date for a Hilltop 55+ event, depending on the board seat confirmations.

An application to the SPAC was discussed with a decision to keep the committee as is.

A graphic was approved for the final survey reminder. Using average adults per household instead of assumed head counts including children was agreed upon.

Next Steps/Tasks

- COREflection Team
 - Add SWOT analysis to the meeting deck and send complete packet to Dominique and Maurice after the meeting for distribution to SPAC
 - Clarify the December 18th board work session process map to show work session packet delivery date as 12-11
 - Change the first green box in process map to indicate packet delivery to board on 12-11 prior to work session - DONE
 - Clarify wording on process map to specify "board work session" for December 18th meeting
 - Synthesize all community engagement data into themes and analysis summary for SPAC review before December 1st work session
 - Provide synthesized community engagement analysis and summary packet to SPAC in advance of December 1st work session
 - Modify survey reminder graphic to use "average adults per household" language instead of total population, adjusting numbers accordingly
- COREflection & Ms Starkey:
 - Review additional date options for Hilltop Club event
 - Plan logistics for Hilltop event preliminarily scheduled for Saturday, November 22nd, 2-4 PM
- PA Team and Director Forsman:
 - Email the board to ask what their expectations are for the December 18th work session and how they want SPAC information presented, with responses going to Dominique - DONE
- PA, Mr. Smith & COREflection:
 - Plan additional details for community open house format including stations, timing, and virtual options
- PA Team:
 - Send final survey reminder push with updated graphic to increase response rate beyond current 521 surveys - DONE

Inspiration Metropolitan District

Strategic Plan Ad Hoc Committee – Meeting Minutes

Date: December 1, 2025

Time: Called to order at 4:00 PM | Adjourned at 8:00 PM

Location: In Person – Inspiration Club

Attendance

Present:

Maurice Smith (Chair)

Doug Parris (Board Co-Liason)

Aaron Curtiss

TJ LeGare

Mark Berkstresser

Vicky Starkey

Melissa Antol and Bryan Wilkenson (COREflection)

Dominique Devaney and Karis Clark (Public Alliance)

Guest: Dennis Colwell and

Meeting Overview

The meeting opened with a Work Session agreement including plans to move through the data and process.

The committee reviewed the results of all the data from the surveys both electronic and paper and from the various community engagement events.

After review of documents and data, the committee made recommendations to COREflection on content and organization of Draft Strategic Plan for presentation to the Board of Directors at the December 18th meeting.

Next Steps/Tasks

COREflection will work the the data and recommendations provided by the committee to present a draft document to the Board of Directors for their work session.

Inspiration Metropolitan District

Strategic Plan Ad Hoc Committee – Meeting Minutes

Date: January 7, 2026

Time: Called to order at 5:30 PM | Adjourned at 7:25 PM

Location: Zoom (Virtual)

Attendance

Present:

Maurice Smith (Chair)

Doug Parris (Board Co-Liaison)

Aaron Curtiss

Rick Forsman (Board Co-Liaison)

TJ LeGare

Mark Berkstresser

Vicky Starkey

Melissa Antol and Bryan Wilkenson (COREflection)

Dominique Devaney and Karis Clark (Public Alliance)

Guests: Fernando Treviso, Pamela Syverson

Meeting Overview

The meeting was called to order at approximately 5:30 p.m. A quorum was present. Members of the public were in attendance. Approval of the minutes from the November and December meetings were postponed until the February meeting.

The Committee reviewed the draft strategic plan language, including the Mission and Vision Statements. The Mission Statement was revised to include softer language such as “strives to.” The Vision Statement wording was discussed and will be refined offline and circulated for further review. No substantive changes were proposed to the Guiding Principles.

The Committee reviewed the prioritization of strategic goals based on community survey feedback. It was agreed that rankings should be clearly labeled, goal numbering removed, and goals ordered according to community ranking. The Board’s role in final prioritization was acknowledged.

The Committee discussed reorganizing the strategic plan document to improve clarity and transparency. Consensus was reached to separate strategic priorities from implementation goals and include rankings in draft materials shared with the community.

The Committee discussed upcoming resident focus groups and community open houses. Draft materials and questions will be distributed in advance, and engagement sessions will be scheduled virtually and in person as appropriate. Events are currently planned for January 22nd and 24th, and February 7th.

All strategic plan goals will be converted into SMART goals. Committee members were assigned to priorities for development, with a future work session planned to review implementation.

The February 3 SPAC meeting was cancelled. A future work session will be scheduled following community engagement activities.

A member of the public expressed concern regarding exterior home lighting priorities. Clarification was provided regarding committee jurisdiction and survey feedback. This information will be forwarded to the RIGC for review.

The meeting was adjourned at 7:25 PM following completion of the agenda.

Next Steps/Tasks

- COREflection Team
 - Update Mission Statement to include “strives to.”
 - Refine Vision Statement wording and circulate for review.
 - Update strategic goals document to reflect rankings, remove numbering, and reorder goals.
 - Reorganize draft strategic plan for clarity.
 - Revise and simplify focus group questions.
 - Distribute draft plan and focus group questions in advance of engagement sessions.
 - Coordinate open house logistics with Ms. Clark.
 - Summarize meeting changes and provide to Mr. Smith for distribution.
- Public Alliance Team
 - Cancel February 3rd meeting
 - Send out doodle poll to schedule February work session
- Committee Members
 - Work in designated teams to develop SMART goals for priority items.

COMMON AREA COMMITTEE MINUTES January 20, 2026

Present: C. Goretsky, T. Norton, M. Berkstressor, K. Kabanek, T. LeGare, Dir Parris, J. Dugan and N. Walts

The meeting was called to Order at 5:30 pm by Vice Chair Goretsky. The Agenda and CAC Minutes of November 2025 were approved. No member of the public was present.

D. Parris IMD January BOD Mtg Update: 2026 Projects list was presented. One Bd comment by Dir Bourcier was to assign the spending category to each item. The Piney Creek Trail connection will be done in 2026 with some alignment to original drawings by COA. Board is working on F16 remediation work with City approval needed then formal bid. Gartrell turnout is the other large project progressing.

K. Kabanek requested review of vehicle tracks in Filing 17. N. Walts stated some tracks are shown on historical maps, other tracks are service vehicles. So far no one has reported unauthorized vehicle activity in there.

C. Goretsky discussed the 2025 Yr end Water Report. CAC discussed continuing to look for solutions to looped meters causing tier 2 costs by COA. Dir Parris suggested mtg with Dir Forsman who can then take it to the BOD. The Controller at Vistas was discussed. J. Dugan will see if that has been addressed following 2025 BOD approval to replace it near end of the season. J. Dugan noted Luis from BrightView has taken a job with HydroSystems.

N. Walts said Tree Plotter was coming up for renewal and could be 1 or 3 yr. She mentioned there are 2 systems out there but if users were happy with Tree Plotter we would continue. She has been adding layers of information to it to build the data to include landscape beds, more tree info and more.

CAC Discussed project tracking & budgeting in 2026. Dir Parris would like all projects tracked even if within PA approval amount of <\$5000. J. Dugan and T. LeGare will work to coordinate. CAC choose benches for 4 existing pads. Mulch tree rings to create distance for mowing around 600 trees in turf areas. Purchasing additional mulch not needed if we use interns to turn mulch and reallocate to beds that need topping off. Shade at the pool was discussed with J. Dugan presenting products of canopy over pergolas. He also recommended having contractors bid more permanent covering (like at Mtn View NAC.). He will explore and get quotes.

2026 CAC Project List was reviewed. CAC comments & ideas will be added to the tracking sheet. The biggest project to improve safety at Eads Drive and RH Pkway by removing the stone wall and grading, then xeriscape. N. Walts questioned needing an engineer and city approval. Dir Parris said it is not needed. IMD worked on other medians and walls. J. Dugan will write specs and begin process for competitive bids. Other large project is to work on the landscaping on the steep slopes at the Gartrell Tunnel. Gabions or other rock was suggested since the mulch washes away. Smaller projects were also discussed and may come forward in 2026.

Mtg Adjourned at 7:25 pm

LBJE Construction LLC
Elias Garcia
720-960-4528
LBJEconstruction@outlook.com

Nov 10 -2025

James Dugan
Public Alliance LLC.
23392 E Glidden Dr
Aurora, Co 80016.

RE: broken post replacing
Location: Hilltop club

We propose to accomplish the work as represented by the design documents as prepared by Our proposal is to provide material and labor for installation according to the following outline.

Included Materials

3 pcs 4x6x8 cedar posts, 5pcs 2x6x8 cedar wood, 4 bags of concrete, 1 gallon stain
Wood nails,

Labor

Remove three damaged fence posts and rails, take out old concrete, and dig new holes in the ground.
Install new posts and rails, apply fresh stain, remove trash, and clean up the site.

Total Bid Proposal of \$ 1,380.00

General Conditions:

- Sales Tax is 00
- No specs provided.
- Includes
- All Fry Reveal Excluded.
- All prime/paint/visible caulking is excluded.
- All exposed sealant work is excluded. All fire stopping, acoustical sealant & putty pads at penetrations is excluded.
- Wood blocking at interior walls included.
- All access panel work is excluded.
- Installation of all doors and door hardware is excluded.
- All expansion joints are excluded.
- End wall mullion caps/brake metal is excluded.
- All floor protection is excluded.
- All wall protection, wall guards & corner-guards are excluded.
- All expansion joints are excluded.
- warranty is excluded

Approved for work
February 19, 2026
by Dominique Devaney

Dominique Devaney

LBJE Construction LLC
Elias Garcia
720-960-4528
LBJEconstruction@outlook.com

Elias Garcia
President & CEO

CONTRACT FOR STRUCTURAL ENGINEERING SERVICES

Project Address & Name: *Inspiration Club Pool Pergolas
23396 E Glidden Dr, Aurora CO 80016*

Project Description: *New cloth shade sails to be installed on each of 2 existing 22' x 11' wood framed pergolas. The shade sails will either be hung below the existing wood rafters or interwoven with the existing rafters, per client specification, with all associated hardware provided by American Awning Co. Gebau to assess the new hardware tiedowns for the cloth shades, analyze the existing wood pergola framing for increased wind loads caused by the new cloth shade sails, and recommend any additional remediation to pergola framing and foundations.*

Gebau, Inc. proposes to provide structural engineering services for the above named project to: *Jim Dugan, Public Alliance LLC ("Client")
7555 E Hampden Ave, Suite 501
Denver, CO 80231
jimd@publicalliancellc.com
720-213-6621*

STRUCTURAL ENGINEERING SERVICES SHALL INCLUDE ONLY THE FOLLOWING:

<i>Initial Site Review of Existing Conditions</i>	<i>\$ 800+/-</i>
<i>Engineering Design & Construction Document Preparation</i>	<i>\$ 1600+/-</i>
<i>Construction Phase Consulting Services</i>	<i>\$ Hourly as Incurred</i>

We estimate the total costs for the above services will be \$ 2400+/-, as outlined above, based upon previous experience with similar projects. This figure is only an estimate and does not constitute final contract price. These services will be billed at an hourly rate of \$76-\$220 per hour as incurred or valued. Payment shall be due and payable on a monthly basis for that portion of the work completed. Payment is due no later than 30 days from invoice date. Unpaid bills are subject to 18% per annum interest charges and collection or attorney's fees. Gebau, Inc. reserves the right to stop work or retrieve signed Building Department submittals at any time outstanding payments remain in excess of 30 days.

NO FIELD OBSERVATIONS WAIVER

If the undersigned does not retain Gebau, Inc. to perform field observations of construction progress, it is agreed that the undersigned and/or owner will defend, indemnify and hold harmless Gebau from any claim or suit whatsoever, including but not limited to all payments, expenses, or costs involved, arising from or alleged to have arisen from the contractor's performance or the failure of the contractor's work to conform to the design intent and the contract documents. Gebau, Inc. agrees to be responsible for its own negligent acts, errors, or omissions.

WORK NOT INCLUDED IN ABOVE FEE:

*Revisions due to architectural changes.
Blacklines or other printing charges, and courier services.
Field observations, except as included above.
Review of shop drawings.
Building Department response & clarification items.
Construction Phase services, field repairs, & general conditions exceeding the noted allowance items above.
Framing Review and framing corrections recommendations
(These items will be billed by the hour as incurred or valued at the above rates.)*

TIME FRAME

2 weeks will be required to complete the project, and work will commence once architectural documents, plans, elevations, and sections are complete.

STANDARD OF CARE

Gebau, Inc. will exercise that degree of care and skill ordinarily exercised by similar professionals under the same or similar circumstances.

NO THIRD PARTY BENEFICIARIES

This agreement shall not create a cause of action in favor of any third-party against either Gebau or Client.

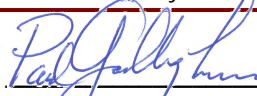
RISK ALLOCATION

It is intended by the parties to this Agreement that Gebau, Inc. services in connection with the Project shall not subject Gebau Inc.'s individual employees, officers or directors to any personal legal exposure for the risks associated with this Project. Therefore, and notwithstanding anything to the contrary contained herein, the undersigned agrees that as the Client's sole and exclusive remedy, any claim, demand or suit shall be directed and/or asserted only against Gebau Inc., a Colorado S-corporation, and not against any of Gebau's individual employees, officers or directors. Client agrees to limit Gebau, Inc.'s liability to the undersigned, Owner and to all construction contractors and subcontractors on the project, such that the total aggregate liability of Gebau, Inc. and to all those named shall not exceed \$25,000 or Gebau Inc.'s total fee, whichever is greater.

Respectfully submitted,

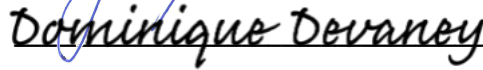
Transmitted via email to Jim Dugan (jimd@publicalliancellc.com)

GEBAU, INC.
Paul Gallagher, President



Date: 2/11/2026

Approved and Accepted By



Date: February 19, 2026



Bill To: Inspiration Metro District
 7555 E. Hampton Ave., Suite 501
 Denver, CO 80231

Work Site: Inspiration Bark Park
 24018 E. Caleb Pl
 Aurora, CO 80016

%: Sun Outdoors

Estimate

Date:
1/16/2026

Quote #:
854

Quotes are valid for 30 days from quote date

DESCRIPTION OF WORK	QTY/HRS	UNIT PRICE	SUB TOTAL
Parts			1,850.00
- Landscape Pins			
Labor			
- Pin exposed Geotextile seams down			
- Level existing mounds of Pea Gravel			
- Drag/Grade 15,000sqft			
Mobilization			
- Equipment to fit through 4ft Gate			

GRAND TOTAL \$1,850.00

PAYMENT TERMS

- To be made payable to Rocky Mountain Playground Services
- Due on Receipt
- P.O.:
- Project:

ADDRESS

30980 Highway 72,
 Golden, CO 80403

APPROVED BY

NAME Dominique Devaney, District Manager

FOR Inspiration Metropolitan District

DATE February 17, 2026

SERVICES TO BE PROVIDED BY ROCKY MOUNTAIN PLAYGROUND SERVICES
(Herein referred to as "RMPS" or "Contractor")

The Client hereby agrees to engage the Contractor to provide the Client with the following services (the "Services") that are selected by the Client:

- Maintenance & Repair
- Sanitation
- Amenity Installation
- Inspections
- Public Art Installation/De-Installation
- Playground Installation

Services will also include any other tasks which the Parties may agree on. The Contractor hereby agrees to provide such Services to the Client

CONTRACT TERMS

- This Service Contract is by and between Rocky Mountain Playground Services, Ltd. and the customer, and is effective when signed and dated by both parties.
 - All sales of parts are final once agreement is signed
- In consideration of the matters described above and of the mutual benefits and obligations set forth in this Agreement, the receipt and sufficiency of which consideration is hereby acknowledged, the Client and the Contractor (individually the "Party" and collectively the "Parties" to this Agreement) agree as follows:

Term:

The term of this Agreement (the "Term") will begin on the date of this Agreement and will remain in full force and effect until the completion of the Services, subject to earlier termination as provided in this Agreement. The Term may be extended with the written consent of the Parties.

Termination:

Either party may terminate the Service Contract with or without cause upon providing the other party 30 day written notice at the respective address stated herein. In the event of termination of this Service Contract, the Contractor will be compensated for the actual services performed to the Client's reasonable satisfaction as of the date of termination.

Notices:

All notices, requests, demands, waivers, and other communications given as provided in this Service Contract will be in email, and unless otherwise specifically provided in this Service Contract.

Qualifications:

Contractor represents that it is fully qualified and licensed, to the extent necessary, to do business in the vicinity, has the requisite expertise, skill and capability to perform the services in the manner contemplated by this Service Contract, and that it shall maintain the requisite skilled employees and other workers, materials, equipment and tools necessary to perform the Services as and when required under this Service Contract.

Costs and Attorney Fees:

In the event any action, suit or other proceeding is instituted to remedy, prevent or obtain relief from a breach of this agreement, or arising out of a breach of this agreement, the prevailing party shall recover all of such party's attorney fees incurred in each and every such action, suit, or other proceeding, including any and all appeals or petitions.

Governing Law:

The validity, meaning, and effect of this Service Contract will be determined pursuant to the laws of the State of Colorado applicable to agreements made and to be performed in the State of Colorado.

Successors and Assigns:

This Service Contract shall insure to the benefit of and be binding upon any permitted successors and assigns of the parties hereto. This Service Contract shall not be assigned without the prior written consent of the other party.

Modification:

This Service Contract and any term as provided in this Service Contract may be modified, amended, discharged, changed, or waived only in writing signed by both parties.

Agreement:

This Service Contract constitutes the entire agreement of the parties and supersedes all previous agreements, written or oral, between parties. No statement, promise, or inducement made by either party, or the agent of a party, either written or oral, which is not provided in this agreement is binding upon that party.

Counterparts:

This Service Contract may be signed in two or more counterparts, each of which will be deemed an original agreement, but all of which together will constitute one and the same document.

Authority to Bind:

Each party signing this contract represents it has full legal power, authority and right to execute, deliver, and perform its obligations under this contract and each party's performance hereunder and the transactions contemplated hereby have been duly authorized by all requisite actions on the part of such party and no remaining action is required to make this contract binding.

Payment No Release:

No payment under this agreement shall be deemed to operate as acceptance of services or admission that Contractor has satisfactorily performed the pertinent services.

Independent Contractor:

Contractor is an independent contractor and, as such, shall be responsible for compliance with the provisions of all applicable State and/or Federal Social Security, Unemployment Compensation, Workmen's Compensation, Sales and Use Tax, Withholding Tax and other tax laws now or hereafter in effect and shall pay all taxes, contributions and premiums required thereunder.

Payment for services:

As consideration for the services outlined in this contract, Client agrees to pay RMPS, within 30 days from the date of invoice for said services. Any payments which are not received by the stated terms will be charged a 5% per month late charge beginning from due date and continuing until paid in full. Any amount which becomes 60 days past due will force collections and the client will be responsible for any legal fees incurred or any other costs incurred in an attempt to collect the debt.

Insurance & Liabilities:

Contractor shall, in a manner satisfactory to Client, maintain at its own expense insurance coverage including worker's compensation and employer's liability, comprehensive general liability, and any insurance coverage as may be required under Colorado law.

Digging Agreement:

If subsurface work requires locates for underground utilities, it is the playground owners responsibility to identify utilities not covered by 811. If damages occur to non-noted utilities, it will be the owners responsibility to repair.

Guarantee:

The contractor agrees to perform all services in a workmanlike manner and will not perform services or act in any way which is illegal or violates any state guidelines or city or county ordinances.

By signing above, Client agrees to and understands all the terms and conditions outlined in this contract "Description of Work" section and Client's date becomes the mutual execution date of the Service Contract."

Proposal for Extra Work at Inspiration Metro District

Property Name	Inspiration Metro District	Contact	Dominique Devaney
Property Address	23396 E Glidden Dr Aurora, CO 80016	To Billing Address	Inspiration Metropolitan District c/o Public Alliance 7555 E Hampden Ave Ste 501 Denver, CO 80231

Project Name Russian Olive, Post Removal and Stump Removal
Project Description Pricing based on RFP and Site Walk.

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total	
Rabbit Brush Stump Removal				Subtotal	\$453.00
4.00	HOUR	Stump Removal	\$113.25	\$453.00	
Post Removal				Subtotal	\$162.99
2.00	HOUR	Post Removal	\$81.50	\$162.99	
Russian Olive Removal				Subtotal	\$445.00
1.00	LUMP SUM	DOG PARK AREA	\$105.00	\$105.00	
1.00	LUMP SUM	WAGON WHEEL	\$40.00	\$40.00	
1.00	LUMP SUM	GARTREKK & INSPIRATION	\$30.00	\$30.00	
1.00	LUMP SUM	GARTRELL TURNABOUT	\$30.00	\$30.00	
1.00	LUMP SUM	GARTRELL & INSPIRATION DR	\$60.00	\$60.00	
1.00	LUMP SUM	VISTA TRAIL	\$120.00	\$120.00	
1.00	LUMP SUM	PATHFINDER SMALL NAC	\$60.00	\$60.00	

For internal use only

SO# 8853678
JOB# 400300442
Service Line 130

Total Price \$1,060.99

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
8888 Molsenbocker Road, Suite A, Parker, CO 80134 ph. (303) 841-3003 fax (303) 841-3177

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. **Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. **Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Dominique Devaney

Signature	Title	Property Manager
Dominique Devaney	Date	February 20, 2026
Printed Name		

BrightView Landscape Services, Inc. "Contractor"

Account Manager, Senior

Signature	Title
Sara E. Rutman	February 20, 2026
Printed Name	Date

Job #:	400300442		
SO #:	8853678	Proposed Price:	\$1,060.99



Estimate #22522

Sent on 07/23/2025

Phone 303-660-5015

Email info@brdlandscape.com

Website brdlandscape.com

From BR&D Landscape

5279 Wangaratta Way

Highlands Ranch, CO 80138

Service Address 8711 South Sicily Court

Aurora, Colorado 80016

"Inspiration" Public Alliance

13131 W. Alameda Parkway

Suite 200

Lakewood, CO 80228

Product/Service	Description	Qty.	Unit Price	Total
RM Service	Regular Maintenance Pond Service	5	\$110.00	\$550.00*
ADS Prevent for Fountains	ADS replacement bag - Prevent for Fountains	4	\$39.98	\$159.92
Pond Service Labor	Hourly labor charge	1	\$100.00	\$100.00*
Misc Treatment	Add Treatment description	4	\$25.00	\$100.00

* Non-taxable

Subtotal	\$909.92
12 (7.25%)	\$18.84
Total	\$928.76

This is based on us doing a regular visit every four weeks, June through October. With the last visit being a shut down of the feature. This does not include anything out of the regular maintenance of the water feature.

This quote is valid for the next 90 days, after which values may be subject to change.

Signature: Dominique Devaney Date: February 20, 2026



8795 Ralston Road, Suite 102, Arvada, CO 80002 Office: 303-420-3282

Don@gardnerpaintllc.com

Proposal

January 28, 2026,

Public Alliance
Jim Dugan
23396 E. Glidden Drive
Aurora, CO 88016
jimd@publicalliancellc.com

SUBJECT: Bid submission for:

**Inspiration Metro District Structures
23392 E. Glidden Drive
Aurora, CO 80016**

Areas to be Addressed
As Described in Proposal

Base:

\$3,650.00

DD

- Prepare and stain two (2) wood structures at Pool.
- Stain in the same existing color using Sherwin Williams Super Deck Stain.
- Protect as needed.

Clarifications to Scope of Work - As described in Areas to be Addressed.

Additional General Statements

This agreement is made between Gardner Painting LLC. (herein "Gardner" or "Gardner Painting LLC") and signing customer (herein "Customer") whose address is stated in above contract, who agree as follows:

The work of Gardner shall include proper preparation and painting on all previously painted/stained surfaces unless specifically noted in the scope of work.

Unless otherwise noted:

All exterior areas will be power washed. Loose and peeling paint will be hand scraped. Primer will be applied to all bare wood and metal exterior surfaces. Caulking will be applied where needed.

Gardner shall purchase all materials and perform all labor necessary for the completion of the work.

Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above this estimate. All agreements are contingent upon accidents or delays beyond the control of Gardner Painting LLC. Workmen's Compensation and Public Liability Insurance on the above work will be supplied by Gardner Painting LLC, upon request. Above work shall be completed in a substantial workman-like manner.

All payments shall be made in full upon completion of the job.

If full payment of the invoice amount is not received within 15 days of the invoice date, you will be charged a monthly late fee of 1.5% of the unpaid amount.

In the event that it is necessary for Gardner Painting LLC. to use legal action or the services of a collection agency to collect our account, we agree to pay all reasonable expenses incurred, including attorney's fees and court costs and agree further that jurisdiction and venue is proper in Jefferson County and the City of Arvada in the State of Colorado.

Please note: This proposal may be withdrawn by Gardner Painting LLC. if not accepted within 14 days.

Dominique Devaney
Customer, Authorized Representative

February 9, 2026
Date

Gardner Painting LLC
Don Gardner

Date



Master Service Agreement

This AGREEMENT FOR MARKETING AND BRAND DEVELOPMENT SERVICES ("Agreement"), made on 02/25/2026 ("Effective Date"), is by and between Adroit Creative Solutions, LLC, doing business as Tree Ring Digital (the "Company"), and Inspiration Metropolitan District ("Client").

1. Description of Work. The Company will perform certain services for Client during the term of this Agreement as provided in the attached Schedule A, Description of Work ("DOW"), incorporated herein and made a part of this Agreement (such services are collectively referred to as "Work"). During the term of this agreement, Client and Company may change the scope of the Work or Client may wish to engage the Company for additional services beyond the Work outlined in the DOW ("Change Order"). Such Change Order will be agreed to by both parties, evidenced in writing (in similar form as provided under the attached Schedule B, or by electronic email confirmation between the parties) and signed by both the Company and the Client, subject to the same terms and conditions as provided under this Agreement, unless otherwise provided in the Change Order.

2. Term.

- a. Term. This Agreement will commence on the Effective Date and shall continue until the earlier of the completion of the Work or on the date provided in the DOW or Change Order.
- b. Business Hours. The Company will be available to provide support from Monday through Friday between the hours of 9:00 am to 5:30 pm MST. Please allow up to two (2) business days for a representative of the Company to respond to emails and voicemails.
- c. 3 Month Marketing Term and Termination. This Agreement shall commence on the Go Live date of the marketing campaign and will continue in full force for a minimum of 3 months, or 90 days. After the period of 90 days, the marketing campaign, outlined in the DOW will remain in effect until terminated by either party hereto. If early (prior to 90 days from Go Live Date) termination is initiated, the Client will remain accountable for 90 days of the agreed upon monthly management service fee, and the monthly budget. Each party shall have the right to terminate this Agreement by giving the other party written notice of its intent to terminate at least 30 days in advance of the date on which the termination is to take effect. Termination after the initial 90 day period, in accordance with this paragraph shall be without penalty to either party. Each party shall



remain responsible for its respective obligations with regard to actions, events, and services received or rendered prior to the date such termination becomes effective.

4. Payment.

- a. Payment. Client agrees to pay Company the fees as provided in the DOW and/or any Change Order.
- b. Additional Fees. Any additional input, direction, or changes to the Work will be charged at a rate of \$125 per hour with a thirty-minute minimum. Training and consultations will be billed at \$125 per hour with a one-hour minimum.
- c. Deposit. The deposit shall be made as provided under Schedule A upon the execution of this Agreement prior to the Company performing any work provided under the DOW and/or Change Order.
- d. Final Payment. Within thirty (30) days from the date of completion of the Work, Client will pay the Company the outstanding balance for the Work in the DOW and/or Change Order and such payment will represent the final approval of the completed Work. Any services requested after final payment will be billed at a rate of \$125 per hour, with a thirty minute minimum unless a new DOW or Change Order is agreed upon by the parties.
- e. Work Hold. If Client places a hold on the services to be performed by the Company for more than thirty (30) days, Client will automatically be billed for portion of the Work completed to date. If the Work is kept on hold by Client for more than sixty (60) days, the Company shall have the right to terminate this Agreement subject to Section 2.c. and 2.d. of this Agreement.
- f. Late Fees. Any outstanding invoice over thirty (30) days past due will incur a 15% late fee on the outstanding balance for each month the invoice is unpaid.
- g. Expenses. Client shall reimburse the Company for all third-party costs paid for by the Company for Client's benefit. Company will receive Client's approval prior to purchasing. Cost include but not limited to license keys, stock photos, or email accounts.

303-218-5287
Denver, CO

www.TreeRingDigital.com
Info@TreeRingDigital.com

5. Assignment of Work. Client acknowledges that the Company may, in the performance of the Work, engage third party suppliers and other vendors and subcontractors (collectively "Subcontractors") from time to time to provide certain services. The Company will oversee such Subcontractors to ensure quality and on-time completion.

6. Communications and Due Dates. The Company will make every effort to meet the agreed upon due dates. Client agrees that it will provide all requested material or other information to the Company prior to the Company starting or continuing any services or work. It is Client's responsibility to inform the Company of any changes in circumstances of whatever kind or nature. It is the Client's responsibility to provide accurate information (including but not limited to names, tax rates, shipping information, etc.) to the Company and the Company will not be responsible to verify any information provided by Client. The Company shall not be responsible for any delays caused by the Client's failure to provide the Company any requested information or notify the Company of any changes that can impact the Work contemplated under this Agreement. Additionally, upon final submission of the Work to Client, Client shall immediately inform the Company of any errors or omissions in the Work given to Client. Failure to notify the Company may result in additional fees incurred by the Client.

7. Termination.

- a. Termination. Subject to the other provisions of this Agreement, either party may terminate this Agreement upon thirty (30) days written notice to the other party.
- b. Effect of Termination. Upon termination, Client shall pay the Company for all services rendered and work performed up to the effective date of termination, unless otherwise provided under the fee arrangements provided under the DOW. Accordingly, the Company will send to Client a final bill for the last month of service prorated by the number of days of service for the respective month prior to termination. Client shall pay the invoice within ten (10) days of receipt.
- c. Return of Proprietary or Confidential Information. Within ten (10) days after the termination or expiration of this Agreement, each party shall return to the other all Proprietary or Confidential Information (defined below) of the other party (and any



copies thereof) in the party's possession or, with the approval of the party, destroy all such Proprietary or Confidential Information

7. Non-solicitation. During the term of this Agreement and for twelve (12) months after termination this Agreement, Client shall not, directly or indirectly, contact or solicit any of Company's employees, Subcontractor, agents, representatives, or affiliates of the Company for the purpose of luring or soliciting their employment or relationship away from Company, without the prior written consent of the Company. Client acknowledges that the restrictions contained in this section are reasonable, that the duration of the Non-Solicitation provision is a minimum period of time, and that the scope of the limitations are reasonable and necessary to protect Company's interests. The parties agree that in the event Client breaches this provision, the Company will incur significant harm to its business and the Company shall have the full right to seek injunctive relief, in addition to any damages it may incur as a result of such breach as provided in this Agreement or by operation of law. In the event that any Court determines any provision of this section to be unreasonable, Client and Company agree that the Court shall reform the provision to the maximum time, geographic, and occupational limitations permitted by law or the Court.

8. Confidentiality. The parties agree to hold each other's Proprietary or Confidential Information in strict confidence. "Proprietary or Confidential Information" shall include, but is not limited to, written or oral contracts, trade secrets, know-how, business methods and processes, designs, artwork, business policies, memoranda, reports, records, computer retained information, notes, or financial information. Proprietary or Confidential Information shall not include any information which: (i) is or becomes generally known to the public by any means other than a breach of the obligations of the receiving party; (ii) was previously known to the receiving party or rightly received by the receiving party from a third party; (iii) is independently developed by the receiving party; or (iv) is subject to disclosure under court order or other lawful process. The parties agree not to make each other's Proprietary or Confidential Information available in any form to any third party or to use each other's Proprietary or Confidential Information for any purpose other than as specified in this Agreement. Each party's Proprietary or Confidential Information shall remain the sole and exclusive property of that party. The parties agree that in the event of use or disclosure by the other party other than as specifically provided for in this Agreement, the non-disclosing party may be entitled to equitable relief. Notwithstanding termination or expiration of this Agreement, the Company and Client acknowledge and

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agree that their obligations of confidentiality with respect to Proprietary or Confidential Information shall continue in effect for a total period of three (3) years from the Effective Date.

9. Reservations of Rights.

- a. Work Product. All materials developed or prepared by the Company, its employees or Subcontractors, for Client hereunder are subject to copyright, trademark, patent, or similar protection shall become the property of Client and deemed "Work Product" provided that (i) the materials are produced in final form (i.e., ready to be disseminated to the public) by the Company for Client, and (ii) Client has paid to the Company all fees and costs associated with the Work, including creating and, where applicable, producing the materials. All title and interest to Work Product shall vest in Client as "works made for hire" within the meaning of the United States Copyright Act. To the extent that the title to any such Work Product may not, by operation of law or otherwise, vest in Client as a work made for hire or any such Work Product may not be considered a work made for hire, all right, title and interest therein is hereby irrevocably assigned by the Company to Client. All other materials, including drafts, remain the property of the Company. Upon delivery of the final Work Product, Client agrees to give a first right of refusal to the Company for additional projects, work or services that utilizes the original Work Product.
- b. Trademarks. The Company may create or develop trademarks for Client, in the form of taglines, slogans, logos, designs, or product and brand names (collectively, the "Marks"). The Client shall ultimately be responsible for confirming availability and registering such Marks, even though, pursuant to the DOW, the Company may assist in coordinating the effort associated with clearing and registering the Marks.
- c. Company Materials. Notwithstanding any other provision of this Agreement, the Company shall retain all right, title and interest in and to, including any intellectual property rights with respect to, any data, designs, processes, specifications, software, applications, source code, object code, utilities, methodologies, know-how, materials, information and skills (and any derivative works, modifications and enhancements thereto) owned, acquired or developed by the Company or its employees or Subcontractors, and regardless of whether incorporated in any Work Product, (i) prior to the Effective Date; (ii) independently of, or not in connection with the performance of,

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the Work; (iii) in the general conduct of its business or to serve general functions that are not specific to Client's unique requirements; or (iv) if generally applicable, non-site specific and unrelated to the "look and feel" of the product or other deliverable, in connection with the Work (or partially in connection with the Work) (collectively, the "Company Materials"). Subject to Client's payment obligations under this Agreement, any permitted use of Company Materials actually incorporated into Work Product pursuant to this Agreement as necessary for or in connection with the use, management and maintenance of such Work Product, is within the Company's sole discretion. The Client shall not have the right to publish or distribute any Company Materials other than as part of such Work Product or to create derivative works of the Company Materials.

- d. Reservation of Rights by Company. Client hereby grants the Company the right to use the name and service marks of Client in its marketing materials or other oral, electronic, or written promotions, which shall include naming Client as a client of the Company, a brief scope of the Work, and the final Work Product. Where applicable, the Client will be given any necessary credit for usage of the Work Product elements.

10. Representations and Warranties.

- a. The Company represents and warrants that (i) the Work provided hereunder will be performed in a professional manner, and (ii) any software, hardware, websites, web-based or technology-related Services (collective "**Electronic Services**") will be free of material bugs or defects for thirty (30) days after delivery. Such warranty does not extend to any modification of Work by anyone other than the Company, its employees or Subcontractors at the time of such modification, any abuse or misuse of the Work by Client, Client's failure to back up the Work once delivered to Client by the Company, or use of the Work in an operating environment that differs materially from the specifications agreed to by the parties. Once Work is completed, should Client choose to make edits or updates themselves or hire a third-party, Company is not responsible for changes. These changes will be quoted and billed separately.

- b. THIRD PARTY DISCLAIMER. THE COMPANY MAKES NO WARRANTY OF ANY KIND, WHETHER EXPRESS OR IMPLIED, WITH REGARD TO i) ANY THIRD PARTY PRODUCTS, THIRD PARTY CONTENT OR ANY SOFTWARE, EQUIPMENT, OR HARDWARE OBTAINED FROM THIRD PARTIES; ii) THE WORK PROVIDED TO**

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CLIENT IS SECURE FROM THIRD PARTY THREATS, INCLUDING BUT NOT LIMITED TO MALWARE, HACKING, OR MANIPULATION; AND iii) THE WORK DELIVERED BY THE COMPANY WILL RESULT IN INCREASE SALES OR FIRST PAGE PLACEMENT IN ANY SEARCH ENGINES.

11. Indemnification. Client shall indemnify, defend, and hold harmless the Company, its parents, subsidiaries, and affiliated companies, and its and their respective employees, officers, directors, shareholders, agents, Subcontractors (each a "Company Indemnatee") from and against any and all loss incurred by a Company Indemnatee based upon or arising out of any third-party claim, allegation, demand, suit, or proceeding (each, a "Claim") made or brought against any Company Indemnatee with respect to any advertising, branding, research or other products or services which Company prepared or performed for Client hereunder to the extent that such Claim relates, in whole or substantial part, to: (i) the inaccuracy of any information supplied by Client or its agents to the Company including, without limitation, information concerning Client's products and services, the products or services of Client's competitors or Client's product or service category; (ii) the use of any marketing, branding, research, advertising, packaging, trademark, software, hardware or other materials, or components thereof, furnished by Client or its agents to the Company to be included in any materials or media placements; (iii) the use of any materials or data provided or created by the Company and changed by Client or its agents or used in a manner different from that agreed by the parties; (iv) risks or restrictions known by Client where Client nonetheless elected to proceed; (v) death, personal injury, or product liability (including health and safety) claims or actions arising from the use of Client's products and services; (vi) the unauthorized or improper use of the Work by Client, Client's designees, licensees, distributors, franchisees or Client affiliates; (vii) claims brought by Client's employees for employment discrimination, other employment or labor disputes, breach of contract, personal injury or other civil law matters, or claims brought by those parties with whom Client has a contractual or supplier relationship; (viii) allegations of patent, trademark or trade dress infringement or any other violation of a patent, trademark or trade dress right; (ix) any material breach of the terms of this Agreement by, or any act of omission of, Client or its agents or employees relating to media commitments made by the Company pursuant to Client's approval as provided for herein; and (x) the negligence, gross negligence, bad faith, or intentional or willful misconduct of Client or its employees, agents or Client affiliates.

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12. General Matters.

- a. Governing Law. This Agreement shall be governed by the laws of the State of Colorado and shall be construed in accordance therewith.
- b. Waiver. A waiver of any term or provision shall not be construed as a waiver of any other term or provision.
- c. Modification. This Agreement may not be amended, modified, or revoked without the prior written consent of both parties.
- d. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the parties and their permitted successors and assigns.
- e. Force Majeure. Neither Client nor Company shall be liable to the other for any failure, inability, or delay in performing hereunder if caused by any cause beyond the reasonable control of the party so failing, including, without limitation, an Act of God, war, strike, pandemic or fire; but due diligence shall be used in curing such cause and in resuming performance.
- f. Severability. If any provision of this Agreement is declared by any court of competent jurisdiction to be invalid for any reason, such invalidity shall not affect the remaining provisions. On the contrary, such remaining provisions shall be fully severable, and this Agreement shall be construed and enforced as if such invalid provisions never had been inserted in the Agreement.
- g. Survival. Provisions of this Agreement, the performance of which by either or both parties, or by their sense and context, are intended to survive, will survive the completion, expiration, termination or cancellation of this Agreement.
- h. Entire Agreement. This Agreement and the Schedules attached hereto constitute the entire agreement between the Company and Client relating to the subject matter under this Agreement and supersedes any prior agreement or understandings between them.



- i. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall for all purposes be deemed to be an original and all of which shall constitute the same instrument.

IN WITNESS WHEREOF, the parties have entered into this Agreement on the date first written above.

[Signature pages follow.]



COMPANY:
TREE RING DIGITAL

By: _____
Signature

Print Name: _____
Title: _____

CLIENT:
Company: Inspiration Metropolitan District

By: *Dominique Devaney*
Signature

Print Name: Dominique Devaney
Title: District Manager

Address: c/o Public Alliance LLC
7555 E. Hampden, Ste. 501, Denver, CO. 80231

Phone: 3032760547

Email: dominique@publicalliancecellc.com



SCHEDULE A

Description of Work DESIGN

Invoice	Description*	Fees**
15577	Resolve Design Review Application form <ul style="list-style-type: none"> o January 2 backup in a staging environment to preserve current data o Comparing field IDs o Reconciling entry metadata across approximately 2,000 records o Validating file mappings o Confirm that the BD–BF export columns populate correctly moving forward o Confirm "photos of area," "brochures, etc.," and "plot plan with design overlay" fields are correctly configured for multi-file uploads 	\$1,450.00

Deposit: 50% of Total Fee

* All phase will require Client approval prior to moving to next phase. Client is allowed three rounds of edits/revisions before providing final approval. Edits made after final approval or the allotted rounds will be billed on an hourly rate.

The remaining balance is due prior to file relinquishment, log-in details, and making a website live.

Any artwork created by the Company will be designed at low-res 72 DPI for website purposes. Any high-res, print-ready images at 300 DPI created at the request of the Client will be at an additional cost.

** Any work beyond what is described above shall be charged at an hourly rate of \$125 per hour.

Accepted By: Inspiration Metropolitan District
 Company Name

Dominique Devaney
 Authorized Signer

AGREEMENT FOR CONSULTING SERVICES
(District Engineering Services)

THIS AGREEMENT FOR CONSULTING SERVICES (this “Agreement”) is entered into and effective the 24th day of February, 2026 (the “Effective Date”), by and between **INSPIRATION METROPOLITAN DISTRICT**, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”), and **CHARLES TAYLOR ENGINEERING TECHNICAL SERVICES LLC**, a Colorado limited liability company (“Consultant”) (District and Consultant may be referred to herein individually as a “Party,” and collectively as the “Parties”), to set forth the Parties’ mutual understandings and agreements.

RECITALS

WHEREAS, District desires to engage the services of Consultant in accordance with the terms and conditions of this Agreement; and

WHEREAS, Consultant is specially trained and possesses certain skills, experience, and competency to perform those services as hereinafter set forth, and Consultant is able and willing to provide such services under the terms and conditions of this Agreement.

AGREEMENT

NOW THEREFORE in consideration of the compensation to be paid hereunder and the mutual agreements set forth herein, the Parties agree as follows:

1. PERFORMANCE OF SERVICES. District does hereby engage the Consultant to perform and provide the services hereinafter set forth, and Consultant does hereby agree to perform such services in accordance with the terms and conditions hereof. Consultant shall provide at its sole cost and expense all materials, equipment and personnel required to perform its services under and pursuant to this Agreement.

2. EXHIBIT TO AGREEMENT. The following exhibit (the “Exhibit”) is attached to this Agreement, and the provisions of the following Exhibit are expressly incorporated into this Agreement and thus made an integral part hereof. In the event of any conflict or inconsistency between the text of this Agreement and the Exhibit, the text of this Agreement shall control.

Exhibit A: **Scope of Services and Compensation Schedule**

3. SCOPE OF SERVICES. Consultant shall provide those services described and set forth on the Exhibit in the manner and to the extent described in the Exhibit and this Agreement (the “Services”). The Parties agree that to the extent the Exhibit does not contain all necessary details and information regarding the Services, Consultant will take direction from the District Representative (as defined herein) and will not perform any services contrary to or in excess of the District Representative’s direction.

4. TERM OF AGREEMENT. The term of this Agreement shall begin on the Effective Date of this Agreement first set forth above and shall terminate on the sooner of the completion of the Services or December 31, 2026.

5. COMPENSATION; COMPLETION OF SERVICES. As compensation for the services to be performed by Consultant hereunder, District agrees to pay Consultant for the Services performed consistent with this Agreement and the Exhibit on a time and material basis in an amount not to exceed \$8,750. Unless otherwise agreed by the Parties, Consultant shall provide invoices to the District on a monthly basis no later than the 5th day of each month for the Services performed in the preceding month, describing the Services underlying such invoices in reasonable detail. The District will make payments or provide reasonable objection(s) to all or any portion of the Services claimed to have been provided in each invoice within thirty (30) days of receipt of such invoice. If the District objects to only a portion of the Services claimed to have been completed, the District shall pay the amount not in dispute. In the event the District objects to payment of all or any portion of an invoice submitted by Consultant, the District shall reasonably describe the deficiency of the subject Services, and Consultant shall use its best efforts to make any changes or take any action necessary to correct any such deficiencies. In the event that material deficiencies are not corrected, the District shall be entitled to terminate this Agreement and shall be released from any further obligations to provide any additional compensation to be paid to Consultant in accordance herewith.

In addition, when so directed by the District Representative in writing, the Consultant may perform additional services and be compensated on a time and materials basis at the applicable rates set forth in the Exhibit or as otherwise agreed upon in writing by the Parties. Upon completion of any such additional services, Consultant shall include the additional services in its monthly invoices or submit an invoice to the District detailing the additional services completed, as appropriate. Additional services performed without prior written authorization of the District Representative will not be compensated.

6. COORDINATION WITH DISTRICT. The District hereby identifies **Dominique Devaney**, or her designee, as the District's representative for the purposes of this Agreement (the "District Representative") and authorizes the District Representative to act on behalf of the District in directing, supervising, modifying as necessary, and accepting the services to be performed by Consultant hereunder. The District Representative shall have the authority to make service- or Agreement-related decisions which do not require approval from the Board of Directors of the District.

7. LIABILITY; INSURANCE. Consultant hereby assumes the entire responsibility and liability for any and all damage and injury due to any negligent act, omission or willful misconduct of Consultant of any kind or nature whatsoever to all persons, whether employees or otherwise, and to all property growing out of or resulting from the labor or material or both or occurring in connection with Consultant's performance of this Agreement and agrees to fully defend and indemnify the District and its directors, officers and employees against all claims made based upon any and all loss, expense (including legal fees and disbursements), damage, or injury

growing out of, resulting from, or occurring in connection with any negligent act, omission or willful misconduct of Consultant in Consultant's performance of this Agreement.

Consultant shall at all times during the term of this Agreement carry and maintain in full force at Consultant's expense insurance that meets or exceeds the insurance coverages shown below:

- A. Workers' Compensation Insurance as required by State of Colorado law.
- B. Comprehensive Commercial General Liability Insurance, with minimum coverage limits of liability of \$2,000,000 general aggregate and \$1,000,000 each occurrence and shall include cyber security liability insurance.
- C. Motor Vehicle Liability Insurance as required by State of Colorado law.
- D. Professional Liability Insurance (Errors and Omissions Coverage) with a minimum coverage limit of \$1,000,000 each occurrence.

The District shall be added as an Additional Insured on the Consultant's Comprehensive Commercial General Liability policy. The Consultant's policies shall be primary to any other insurance policies held by the District or any other additional insured, and no other insurance of the District will be called on to contribute to a loss. In the event any services are performed by a subcontractor, the Consultant shall be responsible for any liability directly or indirectly arising out of the services performed under this Agreement by the subcontractor, which liability is not covered by the subcontractor's insurance. If requested by the District, Consultant shall, prior to commencement of Services, provide the District with certificates of insurance evidencing the policies listed above.

8. STANDARD OF PERFORMANCE. Consultant shall perform the Services in a competent and professional manner, consistent with or in excess of generally accepted professional standards and practices, with that degree of skill and care generally observed by others performing the same or similar services, and in full compliance with all applicable laws and/or regulations, whether federal, state or local. Consultant shall not perform any Services hereunder unless all applicable regulations are met.

9. BUILDING CODES, BYLAWS, ORDINANCES, AND OTHER PUBLIC REGULATIONS. Consultant shall, to the best of its ability, interpret building codes, bylaws, and other public regulations as they apply to the project and as they are published at the time the Services commence. Furthermore, Consultant shall observe and comply with all applicable laws, ordinances, codes and regulations of government agencies, including federal, state, provincial, municipal and local governing bodies having jurisdiction over the conduct of the Services. Consultant shall continue to provide equal employment opportunity to all qualified persons and to recruit, hire, train, promote and compensate persons in all jobs without regard to race, color, religion, sex, age, disability or national origin or any other basis prohibited by applicable laws.

10. GOOD FAITH AND FAIR DEALING. Without limiting any rights or obligations as specifically set forth herein, the Parties agree to act in good faith and deal fairly with one another pursuant to this Agreement.

11. INDEPENDENT CONTRACTOR. Consultant, for all purposes arising out of this Agreement, is an independent contractor and shall not be deemed an employee of District. An agent, employee, or servant of Consultant shall never be or deemed to be the employee, agent, or servant of the District. The District is interested only in the results obtained from this Agreement. The manner and means of conducting the work are under the sole control of Consultant. The District will not withhold any taxes or other amounts from any compensation paid to Consultant. **The payment of any and all federal, state, and local taxes or other required withholdings shall be the sole responsibility of Consultant. Consultant is not entitled to Worker's Compensation benefits or unemployment insurance benefits.**

12. TERMINATION. The District may, upon three (3) days' notice, terminate this Agreement for the convenience of the District. If such termination occurs, Consultant shall be entitled to be compensated for all Services performed to the date of termination. District shall have the right to terminate this Agreement immediately upon written notice to Consultant in the event of any default by Consultant. It shall be considered a default by Consultant whenever Consultant disregards or violates important provisions of the Agreement or instructions of the District Representative or fails to prosecute the Services according to the agreed-upon schedule of completion, including extensions thereof, if any.

13. NOTICE. Any notices or communications required or permitted to be given by this Agreement must be (i) given in writing and (ii) personally delivered or mailed, by prepaid, certified mail or overnight courier, or transmitted by electronic mail transmission, to the Party to whom such notice or communication is directed, to the mailing address or electronic mail address of such Party as follows:

Consultant: Charles Taylor Engineering Technical Services LLC
1526 Cole Blvd., Suite 100
Lakewood, Colorado 80401
Phone: (303) 425-7272

District: Inspiration Metropolitan District
c/o Spencer Fane LLP
Attn: David S. O'Leary
1700 Lincoln Street, Suite 2000
Denver, CO 80203
Email: doleary@spencerfane.com
Phone: (303) 839-3800

Any such notice or communication shall be deemed to have been given on (i) the day such notice or communication is personally delivered, (ii) three (3) days after such notice or communication is mailed by prepaid certified or registered mail, (iii) one (1) working day after such notice or

communication is sent by overnight courier, or (iv) the day such notice or communication is sent electronically, provided that the sender has received a confirmation of such electronic transmission. A Party may, for purposes of this Agreement, change its address, email address or other contact information by giving notice of such change to the other Party pursuant to this Section.

14. DISPUTE RESOLUTION. If requested in writing by either the District or Consultant, the District and Consultant shall attempt to resolve any dispute between them arising out of or in connection with this Agreement by entering into structured non-binding negotiations with the assistance of a mediator on a without prejudice basis. The mediator shall be appointed by agreement of the parties. If a dispute cannot be settled within a period of thirty (30) calendar days with the mediator, if mutually agreed, the dispute shall be referred to arbitration pursuant to laws of the jurisdiction in which the majority of the Services are performed or elsewhere by mutual agreement.

15. DEFAULT/REMEDIES. In the event of a breach or default of this Agreement by either Party, the non-defaulting Party shall be entitled to exercise all remedies available at law or in equity, provided the Parties waive any claims against each other for consequential damages arising out of or relating to this Agreement, including, but not limited to, special, incidental, consequential, or punitive damages of any kind arising out of or related to the performance or non-performance of the Agreement, and regardless of whether such losses, damages or liability arises from breach of contract or warranty, tort (including negligence), strict liability or otherwise.

16. WAIVER. The waiver of any breach, or alleged breach, of this Agreement by either Party hereto shall not constitute a continuing waiver of any subsequent breach by said Party of the same or any other provision of this Agreement.

17. COLORADO OPEN RECORDS ACT. Consultant expressly recognizes that the District is a political subdivision of the State of Colorado and is subject to the provisions of the Colorado Open Records Act, Section 24-72-201, *et seq.*, C.R.S. The District agrees to protect confidential, proprietary, trademark, copyrighted and otherwise protected materials of the Consultant, as applicable, but only to the extent such protection does not conflict with the Colorado Open Records Act and District's obligations thereunder.

18. PROTECTION OF PRIVACY LAWS. Consultant will comply with its statutory obligations respecting the collection, use, disclosure, access to, correction, protection, accuracy, retention and disposition of personal information that may be collected or created under this Agreement. In addition, Consultant shall take all reasonable measures to protect the data and security of its electronic files and all personal information that may be collected or created under this Agreement. Consultant shall immediately notify the District if Consultant comes into possession of electronic financial, proprietary, confidential, privileged, or personal information of the District or any of its members, and upon the District's demand, Consultant shall remove such information and take such other necessary actions to ensure the security of the foregoing. Consultant will refer any request for access to or correction of personal information that is made under statute to the District and will comply with any directions from the District respecting the

access request, or respecting correction and annotation of personal information. Consultant will, at reasonable times and on reasonable notice, allow the District to enter its premises and inspect any personal information of the District's that is in the custody of Consultant or any of Consultant's policies or practices relevant to the management of personal information subject to this Agreement.

19. DISCLOSURE: During the performance of the Services and for all time subsequent to completion of the Services, the Consultant agrees to treat as confidential and not to use or disclose to anyone, except as required in the performance of this Agreement or by law, or as otherwise authorized in writing by the District, any and all information given to the Consultant by the District, or by the Consultant to the District, or which is developed by the Consultant as a result of the performance of this Agreement. This provision shall survive termination of the Agreement.

20. FORCE MAJEURE. Neither Party shall be liable to the other for, or be considered to be in breach of or default under this Agreement because of, any delay or failure in performance by such Party under this Agreement to the extent such delay or failure is due to any cause or condition beyond such Party's reasonable control. Each Party shall exercise reasonable diligence to overcome the cause of such delay; provided, however, that to the extent the cause of such delay arises from any breach of, or failure by the other Party to perform any of its obligations under this Agreement, the costs and expenses incurred by the Party that has delayed or failed in its performance under this Agreement to overcome the cause of such delay shall be for the account of such other Party.

21. ASSIGNMENTS. Consultant agrees that it shall not assign this Agreement, or any of the amounts due it, or to become due hereunder, nor subcontract any portion of the Services without first obtaining written consent of the District. Any such assignment or subcontract without the District's consent shall be void *ab initio*.

22. APPROPRIATION. Consultant acknowledges and agrees that District is a political subdivision of the State of Colorado and, as such, any and all financial obligations of District under and pursuant to this Agreement are subject to prior appropriations of monies expressly made by the District's Board of Directors for the purposes of the Agreement. Provided, however, the District hereby affirms that it has appropriated sufficient funds to meet its financial obligations as set forth in this Agreement.

23. CONSULTANT'S OBLIGATIONS. Consultant shall pay, at no expense to the District, all contributions, taxes or premiums which may be payable under Federal or State Unemployment Insurance Law or the Federal Social Security Act. The District is exempt from sales and use taxes. It is Consultant's responsibility to obtain and use the sales tax exemption number of District to the extent appropriate and applicable. District shall not reimburse Consultant for sales or use taxes erroneously paid.

24. SAFETY. Consultant shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with any Services performed hereunder and shall comply with all applicable laws, ordinances, rules and regulations and orders of any public body having jurisdiction for the safety of persons or property or to protect them from

damage, injury or loss, and shall erect and maintain all necessary safeguards for such safety and protection.

25. GOVERNMENTAL IMMUNITY. No term or condition of this Agreement shall be construed or interpreted as a waiver by the District, express or implied, of any of the notice requirements, immunities, limitations to liability, rights, benefits, protections, or other provisions under the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, et seq., or under any other law.

26. NO PERSONAL LIABILITY. No elected or appointed official, director, officer, agent or employee of either the District shall be charged personally or held contractually liable by or under any term or provision of this Agreement or because of any breach thereof or because of its or their execution, approval or attempted execution of this Agreement.

27. ENTIRE AGREEMENT, AMENDMENT AND BINDING EFFECT. This Agreement contains the entire agreement between the Parties regarding the Services and supersedes and replaces any and all prior and contemporaneous written and oral agreements, promises, representations, or conditions with respect thereto. This Agreement may not be altered, changed or amended, except by instrument in writing signed by both Parties hereto. The terms and conditions contained in this Agreement shall apply to, inure to the benefit of, and be binding upon the Parties hereto, and upon their respective successors in interest and permitted assigns, except as otherwise herein expressly provided.

28. ATTORNEY FEES. In the event of any litigation, arbitration or other proceeding to enforce the terms, covenants or conditions hereof, the prevailing Party in such proceeding may obtain as part of its judgment or award its reasonable costs and attorneys' fees.

29. GOVERNING LAW. The Parties agree that Colorado law shall apply to this agreement and that any dispute shall be tried and heard in the City and County of Denver, State of Colorado.

30. COUNTERPARTS. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The signature pages from one or more counterparts may be removed from such counterparts and such signature pages all attached to a single instrument so that the signatures of all Parties may be physically attached to a single document. This Agreement may be executed and delivered electronically, and execution and delivery by electronic methods will be deemed to have the same effect as if an original had been delivered to the other.

31. THIRD PARTY BENEFICIARIES. Nothing expressed or implied in this Agreement is intended or shall be construed to confer upon or to give to any person or entity other than the District and the Consultant any right, remedy, or claim under or by reason of this Agreement or any covenants, terms, conditions, or provisions hereof, and all the covenants, terms, conditions, and provisions in this Agreement by and on behalf of the District and the Consultant shall be for the sole and exclusive benefit of the District or the Consultant. It is the express

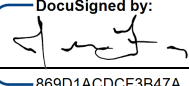
intention of the Parties that any person other than the Parties shall be deemed to be an incidental beneficiary only.

32. OWNERSHIP OF DOCUMENTS. All reports, data or other documents prepared by Consultant for the District pursuant to this Agreement shall, upon payment for the Services rendered, become the property of the District, and may be used by the District in its sole and absolute discretion.

33. HEADINGS. The headings contained in this Agreement are for reference purposes only and shall not affect the meaning or interpretation of this Agreement.

IN WITNESS WHEREOF, the Parties have executed this Agreement effective as of the date first set forth above.

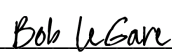
CONSULTANT:
CHARLES TAYLOR ENGINEERING TECHNICAL SERVICES LLC,
a Colorado limited liability company

DocuSigned by:
Signature 
869D1ACDCF3B47A...

Name: Justin Foy

Title: SVP

DISTRICT:
INSPIRATION METROPOLITAN DISTRICT,
a quasi-municipal corporation and political subdivision
of the State of Colorado

DocuSigned by:

583F36D3820C434...
President

ATTEST:

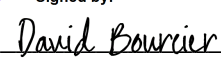
Signed by:

45D310A0F1C048F...
Treasurer

EXHIBIT A

Scope of Services

Service Agreement

Project Name: Inspiration Metro Underdrain

Project No.: 326037.00

Exhibit A: Scope of Services

Site Location: 8400 S Winnipeg Ct, Aurora, Colorado 80016

Task 000 General – Estimated \$250

- General administrative coordination, project file management, project document technical editing and distributions.

Task 010 – Underdrain Document Review – Estimated \$8,500

- Review, research, and investigate the submitted underdrain scoping videos and documents. Items generally include the following:
 - Includes 21 zip files of scoping records and videos.
 - Documents include construction drawings and legal documents.,
 - Upon reviewing the videos, CTETS will prepare a memorandum noting the overall condition of the lines and general recommendations for maintenance and repair (if required) for the system.
 - Attend a meeting with management and the Board to review the findings and memorandum. Assumes one meeting.



Construction Repair & Rehabilitation Rate Sheet



Effective April 1, 2024

Business Unit / Position

Hourly Rate

Construction Repair & Rehabilitation

Design

Senior Vice President	\$312.00
Senior Design Architect	\$250.00
Senior Design Engineer	\$250.00
Construction Consultant	\$224.00
Project Manager	\$208.00
Senior Construction Specialist	\$172.00
Construction Specialist	\$161.00

Civil Forensics

Design

Senior Forensic Engineer	\$250.00
Forensic Engineer	\$224.00
Senior Forensic Specialist	\$172.00
Forensic Specialist	\$161.00

Support Staff

Design

Senior Technical Editor	\$156.00
CAD Drafter	\$156.00
CAD Technician/3-D Graphics	\$156.00
Operations Team Manager	\$146.00
Paralegal	\$146.00
Senior Operations Specialist	\$146.00
Technical Editor	\$135.00
Operations Specialist	\$130.00

Billable Expenses

Auto	Standard IRS Mileage Rate
Equipment	Refer to Equipment List for Charges
Reimbursements	Travel Expenses (Airfare, Hotel, Car Rental, Parking, etc.), Professional Reports, Sub-Consultant Fees, etc.

*CT Engineering Group, P.C. provides all engineering services in Connecticut, Illinois, Michigan, New York, and North Carolina. In all other states, services are provided by Charles Taylor Engineering Technical Services, LLC.

Learn More at us.charlestaylor.com

DISTRICT MANAGEMENT REPORT

To: Board of Directors, Inspiration Metropolitan District
From: Public Alliance Management Team
Date: March 2026

1. Updates -

Climbing Structure at Bears Lair: At the time of this packet, it is anticipated that the new climbing structure at Bears Lair will be fully installed and ready for hours of climbing by the younger (and maybe older) residents of the community. Thank you to Ms. LeGare and the CAC for all of the work in bringing a new option to the kids at Inspiration.

Special District Association Membership: The District's 2026 Special District Association membership update has been completed. The SDA will again be providing Board Member training events in the local areas. As more information becomes available, it will be provided to the Board.

Tree Concerns: We received a report from BrightView's arborist that it was identified that several Hackberry trees have become infested with Flathead Appletree Borers and some of the District Elms have the overwinter Elm Scale insects. Mitigation services have already been approved, and Brightview is implementing those treatments as soon as possible. It is our hope that this early identification and response will save the trees.

Aurora Drought Rates: Our team has already been in communications with the City of Aurora that while the City has not declared a water shortage, unless the weather/snow pattern changes dramatically in the next few months, Stage 1 drought restrictions may be put in place. The water specialists at Public Alliance have been monitoring the situation as both Denver and Aurora have been providing frequent updates as it pertains to irrigation planning. As of the last report, reservoirs for Aurora are sitting at 57% of normal. We will keep the Board apprised of the situation as more information becomes available.

2. Resident Relations - Karis Clark

Public Alliance received and addressed 73 resident contacts during February, categorized as follows:

- Amenities – 37
- Common Area – 7
- Events – 6
- Trash – 6
- Billing – 3
- Design Review and Compliance – 8
- Other – 2
- Website – 4

3. Communications - Karis Clark

- **Newsletters Sent:** 4 sent in February
 - 02/23/2026 – **IMD: Upcoming Weed Spray, 2026 Budget Q&A, Wildflower Seeding, Family Movie Night Next Week**
 - 02/17/2026 – **IMD: Design Review Reminder, Comedy Night Recap, Fire Safety Seminar**
 - 02/09/2026 – **IMD: Board Meeting Tomorrow, Draft Strategic Plan, KidStage Enrollment, Aurora Fire Rescue Seminar**
 - 02/02/2026 – **IMD: Winter Watering Reminder, Strategic Plan Open House, March Events, Movie Night Film Announcement**
- **Newsletter Articles Published:** 21
- **Facebook Posts Published:** 21
- **Facebook Engagement Stats:** Engagement +392% in the last 28 days
- **Website Updates:** Board and committee pages updates, Calendar and Upcoming Events pages updated with new events launch, created Events and Reservations landing page, pinned Events and Reservations page to lower menu bar, completed website accessibility audit and implemented usability updates.
- **Club Building Updates:**

The Club Committee has implemented a Group Reservation Fitness Policy, including required participant and instructor waivers. All documents were reviewed and approved by legal counsel.

Expanded spring office hours at the Club Building have been launched! Hours are now Monday, Tuesday, Friday, and Saturday from 11:00 a.m. - 1:00 p.m. (previously Tuesday and Wednesday, with one morning and one evening session). This additional scheduling provides residents with additional opportunities to access services and support.

4. Events & Social Programming - Karis Clark

- **NAC Reservations booked in February: 0**
 - Revenue for NAC reservations paid in February: \$0*
- **Club Building Reservations:**
 - Requests Submitted in February: 6
 - Reservations Held in February: 20
 - Committee: 4
 - Group: 9
 - Private: 1
 - Other: Yoga at Inspiration Club x 2, Water Usage Meeting, Strategic Plan Open House, 21+ Comedy Night, Fire Safety Seminar

- Revenue for reservations *paid* in February: \$510*
 - Revenue from reservations *held* in February: \$120, (paid: 2/5)
- *Paid in February but reservation may not be held in that month

- **Programming Updates:**

In January, Public Alliance launched a community events survey to inform and tailor the final 2026 programming schedule based on resident interests. The Club Committee met in February to review the results and finalize program adjustments. Survey results are outlined below, along with the corresponding programming to align with community feedback.

- **Preferred/Most Desired Event Type** (*aside from large-scale SPARK events*):

- 1st – Fitness and Wellness Classes
- 2nd – Entertainment and Social Events
- 3rd – Educational Seminars

- **What We Have Programmed to Accommodate:**

Fitness and Wellness Classes – **30+** weeks of lessons

Range includes yoga, tennis, and swim lessons

Entertainment and Social Events – **12**

Range includes comedy and trivia nights, social hours, and artistic opportunities

Educational Seminars – **15**

Range includes fire safety, water conservation, finance, and gardening

With these events, SPARKS, holiday offerings, and so much more, we have scheduled over 50 community engagement opportunities for 2026! We will continue our 2-month advance launch window to keep programming flexible and responsive to community interest.

- **Event Recaps:**

The District has hosted six events since the last Board meeting:

Trivia Night, Valentine’s Coloring Contest, Strategic Plan Open House, 21+ Comedy Night, Fire Safety Seminar, Family Movie Night

- **Upcoming Events:**

Six District events are scheduled between now and the next Board meeting:

Tagawa Gardens Demonstration – March 14

Aurora Fire Rescue Seminar – March 19

Spring Fling – March 28

Dessert Hour & Game Night – April 4

Vinyasa Yoga with Roni Antonio – April 6/May 11

Trivia Night – April 10

5. Irrigation Services – Brennan Rupert

- **Controller Usage:** There has been no reported usage over the month of February. I have made 2 site visits over the past month to record photos of broken valve lid boxes for replacement by James Dugan.
-

6. Field Services – James Dugan

- **Parks and Trails Maintenance**
Serviced all parks and trails for debris and trash on a regular basis.
- **Irrigation Maintenance and Repairs**
No irrigation issues.
BV was onsite doing winter watering.
- **Snow and Winter Preparation**
Minimal winter moisture brushed and plowed trails on snowy days.
- **Vendor and Contractor Coordination**
Conducted vendor walkthroughs on cobble, concrete and fence replacement projects.
Conducted vendor reviews on minor projects like rabbit brush, Russian olive and post removals.
Met with engineering group on pool pergola structural review.
Met with CAC chair on project updates.
- **Community and Security Projects**
Met with Advantage Security on security services in parks.
Brightview onsite for tree ring project.
Brightview started seasonal trimming and pre-emergent spraying.
- **Ongoing Projects:**
Damaged irrigation valve box covers replacement.
Large Boulder placements.
Four new benches along Inspiration Trail and E Allenspark Pl
Rabbitt Brush removal at Rockinghorse and Eads.
Removal of damaged posts at the accident site.
Removal of Russian Olives
Engineering Study for pergolas
- **Upcoming Projects**
Split Rail fence replacement.

Cobble Enhancement Bids.
Concrete Pad Project.
Gardner Painting fence stain and pool pergola stain.
Shade Sail – Two pergolas at the pool.
Advantage security park cameras.
Masonry wall around A/C units in back on Inspiration Club.
Weed scrape on service roads.
Smooth out pea gravel at the dog park.
Tree ring project
Inspiration Club pool heater installation



7. Native Spaces & Trees – Natalyn Walts

- **Trees:** Tree rings around deciduous trees in turf are being installed, beginning with main roads. Winter watering and pruning have been ongoing.
- **Completed and Ongoing Projects:** The Bailey Cir drainage redesign project was completed with the excess soil being relocated to a wash out on the SE corner of the property in filing 21. Final touches to the Pond 5 clean out project were completed. At the time of this report, the pond 4B outlet clearing and regrading with RTS is expected to start 3/3. The wildflower

seeding project is set to take place on 3/12. The site walk with LCM for storm drain clean outs is scheduled for 3/3 with subsequent work expected to begin by 3/18.

- **Upcoming Projects and Other Relevant Work:** After careful consideration and discussion with Kristin Oles at Resilient Roots Ecology, we are recommending the postponement of the seeding projects slated to occur this Spring 2026. The unseasonably dry weather leads us to believe that the District's funds could be better spent elsewhere, and this topic can be revisited in wetter months. The wildflower seeding project as well as a small bare ground seeding will be proceeding as scheduled. Other upcoming work includes a rock wattle relocation project, soft surface trail mapping, which is in process, planning future stormwater work, OSHA30 training, and obtaining quotes for tree planting costs.

Pond 5 Before



Pond 5 After



Bailey Cir Drainage Installation



Filing 21 Washout Before and After





Quality Site Assessment

Prepared for: Inspiration Metro District

General Information

DATE: Monday, Mar 02, 2026
NEXT QSA DATE: Monday, Jun 01, 2026
CLIENT ATTENDEES:
BRIGHTVIEW ATTENDEES: Sara Rutman

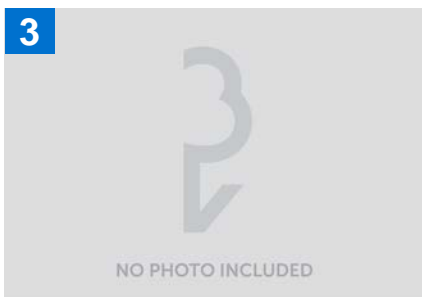
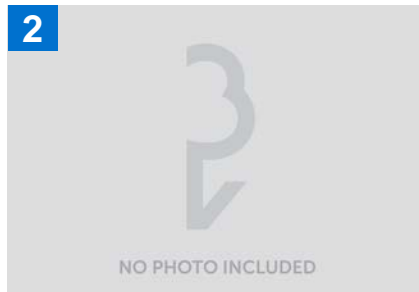
Customer Focus Areas

Landscape Areas

Quality you can count on.

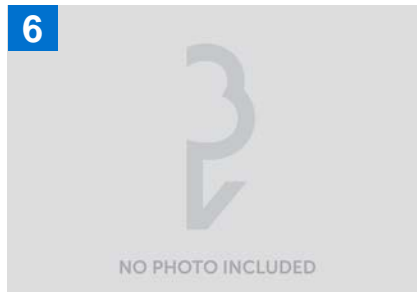
<h1>7</h1> <p>Seven Standards of Excellence</p>	 <p>1 Site Cleanliness</p>	 <p>2 Weed Free</p>	 <p>3 Green Turf</p>
	 <p>4 Crisp Edges</p>	 <p>5 Spectacular Flowers</p>	 <p>6 Uniformly Mulched Beds</p>

Notes to Owner / Client



- 1** Continuing to creating tree rings around all trees in turf areas. Once the rings are created we will install the mulch.
- 2** We are currently applying Pre emergent to all beds throughout the property.
- 3** We are playing to start aerating in march in preparation for spring. I will notify the community once we start.
- 4** I was driving around the property on Friday doing some tree evaluations with my arborist and we found that the hackberries onsite have what is called the Flathead Appletree borer. This is a boring insect that bores under the bark. It will eventually kill the tree. You can see the damage from the insect as it causes the bark to fall off the tree. You can see a lot of damage along gartrell. I will provide a proposal to control these.

Notes to Owner / Client



5 While driving around the property we found that the elm trees have elm scale. You can see in the photos the white scales in the park of the tree which are the over winter for of the elm scale. I will provide a proposal to control this. These trees you can see along fletcher.

6 As the weather continues to be very dry and warm. News reports that it is the driest and warmest winter on record. I continue to be concerned with the potential of turf mite damage onsite as I have seen activity in the area. I highly recommend doing the turf mite control I sent a bid for in January.

AGREEMENT FOR SERVICES
(Stormwater Pipe Clean Out)

THIS AGREEMENT FOR SERVICES (this “Agreement”) is entered into and effective the ____ day of February, 2026 (the “Effective Date”), by and between **INSPIRATION METROPOLITAN DISTRICT**, a quasi-municipal corporation and political subdivision of the state of Colorado (“District”), and **LCM WATERFALLS & PONDS LLC**, a Colorado limited liability company d/b/a LCM OUTDOOR LIVING (“Contractor”). District and Contractor may be referred to herein individually as a “Party,” and collectively as the “Parties”).

RECITALS

WHEREAS, District desires to engage the services of Contractor in accordance with the terms and conditions of this Agreement; and

WHEREAS, Contractor is specially trained and possesses certain skills, experience, and competency to perform those services as hereinafter set forth, and Contractor is able and willing to provide such services under the terms and conditions of this Agreement; and

WHEREAS, District desires to engage Contractor to render these services.

AGREEMENT

NOW THEREFORE in consideration of the compensation to be paid hereunder and the mutual agreements set forth herein, the Parties agree as follows:

1. PERFORMANCE OF SERVICES. District does hereby engage the Contractor to perform and provide the services hereinafter set forth, and Contractor does hereby agree to perform such services in accordance with the terms and conditions hereof. Contractor shall provide at its sole cost and expense all materials, equipment and personnel required to perform its services under and pursuant to this Agreement.

2. EXHIBIT TO AGREEMENT. **Exhibit A** is attached to this Agreement, and the provisions of **Exhibit A** are expressly incorporated into this Agreement and thus made an integral part hereof. In the event of any conflict or inconsistency between the text of this Agreement and **Exhibit A**, the text of this Agreement shall control.

3. SCOPE OF SERVICES. Contractor shall provide those services described and set forth on **Exhibit A** in the manner and to the extent described in **Exhibit A** and this Agreement (the “Services”). The Parties agree that to the extent **Exhibit A** does not contain all necessary details and information regarding the Services, Contractor will take direction from the District Representative (as defined herein) and will not perform any services contrary to or in excess of the District Representative’s direction.

4. TERM OF AGREEMENT. The term of this Agreement shall begin on the Effective Date of this Agreement first set forth above and shall terminate upon completion of the services.

5. COMPENSATION; COMPLETION OF SERVICES. Compensation for the Services rendered will be made in accordance with the rates and fees set forth in **Exhibit A** and shall not exceed \$35,040. Unless otherwise agreed by the Parties, Contractor shall provide invoices to the District on a monthly basis no later than the fifth day of each month for the Services performed in the preceding month, describing the Services underlying such invoices in reasonable detail. The District will make payments or provide reasonable objection(s) to all or any portion of the Services claimed to have been provided in each invoice within thirty (30) days of receipt of such invoice. If the District objects to only a portion of the Services claimed to have been completed, the District shall pay the amount not in dispute.

In the event the District objects to payment of all or any portion of an invoice submitted by Contractor, the District shall reasonably describe the deficiency of the subject Services, and Contractor shall use its best efforts to make any changes or take any action necessary to correct any such deficiencies. In the event that material deficiencies are not corrected, the District shall be entitled to terminate this Agreement and shall be released from any further obligations to provide any additional compensation to be paid to Contractor in accordance herewith. Notwithstanding the foregoing, if the Contractor defaults or neglects to carry out the Services in accordance with the Agreement and fails within a seven (7) day period after receipt of written notice from the District to correct such default or neglect with diligence and promptness, the District may, without prejudice to other remedies, correct such deficiencies and the Contractor shall pay the costs of such correction.

When so directed by the District Representative in writing, the Contractor may perform additional services and be compensated on a time and materials basis at the applicable rates set forth in **Exhibit A** or as otherwise agreed upon in writing by the Parties. Upon completion of any such additional services, Contractor shall include the additional services in its monthly invoices or submit an invoice to the District detailing the additional services completed, as appropriate. Additional services performed without prior written authorization of the District Representative will not be compensated.

6. COORDINATION WITH DISTRICT. The District hereby identifies **Dominique Devaney**, or her designee, as the District's representative for the purposes of this Agreement (the "District Representative") and authorizes the District Representative to act on behalf of the District in directing, supervising, modifying as necessary, and accepting the services to be performed by Contractor hereunder. The District Representative shall have the authority to make service- or Agreement-related decisions which do not require approval from the Board of Directors of the District.

7. LIABILITY; INSURANCE. Contractor hereby assumes the entire responsibility and liability for any and all damage and injury due to any negligent act, omission or willful misconduct of Contractor of any kind or nature whatsoever to all persons, whether employees or otherwise, and to all property growing out of or resulting from the labor or material or both or

occurring in connection with Contractor's performance of this Agreement. Contractor, its successors and assigns, will indemnify and hold harmless the District, the District's directors, officers, licensees, invitees, agents, successors, and assigns from any and all loss, claims, liability, damages, and costs, including, without limiting the generality of the foregoing, court costs and reasonable attorney's fees, caused by, resulting from, or in any way arising out of any negligent, reckless, and intentional actions or inactions of Contractor, its Contractors, sub-Contractors, employees, successors, and assigns related to this Agreement.

Contractor shall at all times during the term of this Agreement carry and maintain in full force at Contractor's expense insurance that meets or exceeds the insurance coverages shown below:

- A. Workers' Compensation Insurance as required by State of Colorado law.
- B. Comprehensive Commercial General Liability Insurance, with minimum coverage limits of liability of \$2,000,000 general aggregate and \$1,000,000 each occurrence
- C. Motor Vehicle Liability Insurance as required by State of Colorado law.

The District shall be added as an Additional Insured to the above insurance policies with the exception of the Workers' Compensation Insurance, and the Motor Vehicle Liability Insurance. The Contractor's policies shall be primary to any other insurance policies held by the District or any other additional insured, and no other insurance of the District will be called on to contribute to a loss. In the event any services are performed by a subcontractor, the Contractor shall be responsible for any liability directly or indirectly arising out of the services performed under this Agreement by the subcontractor, which liability is not covered by the subcontractor's insurance. If requested by the District, Contractor shall, prior to commencement of Services, provide the District with certificates of insurance evidencing the policies listed above, which certificates shall state that the District is named as an additional insured for all general, and cybersecurity liability insurance and shall contain a statement that the policies certified shall not be cancelled nor materially modified without ten (10) days' prior written notice to the District.

8. STANDARD OF PERFORMANCE. Contractor shall perform the Services in a competent and professional manner, consistent with or in excess of generally accepted professional standards and practices, with that degree of skill and care generally observed by others performing the same or similar services, and in full compliance with all applicable laws and/or regulations, whether federal, state or local. Contractor shall not perform any Services hereunder unless all applicable regulations are met. The Services performed by Contractor shall be subject to the inspection and the review of the District at all times, but such inspection and review shall not relieve Contractor from its responsibility for the proper performance of the Services.

9. PUBLIC REGULATIONS. Contractor shall, to the best of its ability, interpret public regulations as they apply to the project and as they are published at the time the Services commence. Furthermore, Contractor shall observe and comply with all applicable laws, ordinances, codes and regulations of government agencies, including federal, state, provincial, municipal and local governing bodies having jurisdiction over the conduct of the Services.

Contractor shall continue to provide equal employment opportunity to all qualified persons and to recruit, hire, train, promote and compensate persons in all jobs without regard to race, color, religion, sex, age, disability or national origin or any other basis prohibited by applicable laws.

10. GOOD FAITH AND FAIR DEALING. Without limiting any rights or obligations as specifically set forth herein, the Parties agree to act in good faith and deal fairly with one another pursuant to this Agreement.

11. INDEPENDENT CONTRACTOR. It is the express intention of the District and Contractor that the relationship created between them is that of employer-independent Contractor. An agent, employee, or servant of Contractor shall never be or deemed to be the employee, agent, or servant of the District. The District is interested only in the results obtained from this Agreement. The manner and means of conducting the work are under the sole control of Contractor. The District will not withhold any taxes or other amounts from any compensation paid to Contractor. **The payment of any and all federal, state, and local taxes or other required withholdings shall be the sole responsibility of Contractor. Contractor is not entitled to Worker's Compensation benefits or unemployment insurance benefits.**

12. TERMINATION. Either party may terminate this Agreement without cause upon thirty (30) days' written notice to the other party. If such termination occurs, Contractor shall be entitled to be compensated for all Services performed to the date of termination.

District shall have the right to terminate this Agreement immediately upon written notice to Contractor in the event of any default by Contractor. It shall be considered a default by Contractor whenever Contractor shall disregard or violate important provisions of the Agreement or instructions of the District Representative, or fail to prosecute the Services according to the agreed-upon schedule of completion, including extensions thereof, if any.

13. NOTICE. Any notices or communications required or permitted to be given by this Agreement must be (i) given in writing and (ii) personally delivered or mailed, by prepaid, certified mail or overnight courier, or transmitted by facsimile or electronic mail transmission, to the Party to whom such notice or communication is directed, to the mailing address, facsimile number, or electronic mail address of such Party as follows:

Contractor: LCM WATERFALLS & PONDS LLC
9652 County Road 74-82
Peyton, CO 80831
Phone: (720) 215-9215
Email: lcmlandscape@gmail.com

District: c/o Public Alliance
405 Urban Street, Suite 310
Lakewood, CO 80228
Phone: (720) 213-6621

With a copy to: Spencer Fane LLP
Attn: David S. O'Leary
1700 Lincoln Street, Suite 2000
Denver, CO 80203
Email: doleary@spencerfane.com
Phone: (303) 839-3952

Any such notice or communication shall be deemed to have been given on (i) the day such notice or communication is personally delivered, (ii) three (3) days after such notice or communication is mailed by prepaid certified or registered mail, (iii) one (1) working day after such notice or communication is sent by overnight courier, or (iv) the day such notice or communication is faxed or sent electronically, provided that the sender has received a confirmation of such fax or electronic transmission. A Party may, for purposes of this Agreement, change its address, fax number, email address or other contact information by giving notice of such change to the other Party pursuant to this Section.

14. DISPUTE RESOLUTION. If requested in writing by either the District or Contractor, the District and Contractor shall attempt to resolve any dispute between them arising out of or in connection with this Agreement by entering into structured non-binding negotiations with the assistance of a mediator on a without prejudice basis. The mediator shall be appointed by agreement of the parties. If a dispute cannot be settled within a period of thirty (30) calendar days with the mediator, if mutually agreed, the dispute shall be referred to arbitration pursuant to laws of the jurisdiction in which the majority of the Services are performed or elsewhere by mutual agreement.

15. DEFAULT/REMEDIES. In the event of a breach or default of this Agreement by either Party, the non-defaulting Party shall be entitled to exercise all remedies available at law or in equity, provided the Parties waive any claims against each other for consequential damages arising out of or relating to this Agreement, including, but not limited to, special, incidental, consequential, or punitive damages of any kind arising out of or related to the performance or non-performance of the Agreement, and regardless of whether such losses, damages or liability arises from breach of contract or warranty, tort (including negligence), strict liability or otherwise.

16. WAIVER. The waiver of any breach, or alleged breach, of this Agreement by either Party hereto shall not constitute a continuing waiver of any subsequent breach by said Party of the same or any other provision of this Agreement.

17. COLORADO OPEN RECORDS ACT. Contractor expressly recognizes that the District is a political subdivision of the State of Colorado and is subject to the provisions of the Colorado Open Records Act, Section 24-72-201, *et seq.*, C.R.S. The District agrees to protect

confidential, proprietary, trademark, copyrighted and otherwise protected materials of the Contractor, as applicable, but only to the extent such protection does not conflict with the Colorado Open Records Act and District's obligations thereunder.

18. PROTECTION OF PRIVACY LAWS. Contractor will comply with its statutory obligations respecting the collection, use, disclosure, access to, correction, protection, accuracy, retention and disposition of personal information that may be collected or created under this Agreement. In addition, Contractor shall take all reasonable measures to protect the data and security of its electronic files and all personal information that may be collected or created under this Agreement. Contractor shall immediately notify the District if Contractor comes into possession of electronic financial, proprietary, confidential, privileged, or personal information of the District or any of its members, and upon the District's demand, Contractor shall remove such information and take such other necessary actions to insure the security of the foregoing. Contractor will refer any request for access to or correction of personal information that is made under statute to the District and will comply with any directions from the District respecting the access request, or respecting correction and annotation of personal information. Contractor will, at reasonable times and on reasonable notice, allow the District to enter its premises and inspect any personal information of the District's that is in the custody of Contractor or any of Contractor's policies or practices relevant to the management of personal information subject to this Agreement.

19. DISCLOSURE: During the performance of the Services and for all time subsequent to completion of the Services, the Contractor agrees to treat as confidential and not to use or disclose to anyone, except as required in the performance of this Agreement or by law, or as otherwise authorized in writing by the District, any and all information given to the Contractor by the District, or by the Contractor to the District, or which is developed by the Contractor as a result of the performance of this Agreement. This provision shall survive termination of the Agreement.

20. FORCE MAJEURE. Neither Party shall be liable to the other for, or be considered to be in breach of or default under this Agreement because of, any delay or failure in performance by such Party under this Agreement to the extent such delay or failure is due to any cause or condition beyond such Party's reasonable control. Each Party shall exercise reasonable diligence to overcome the cause of such delay; provided, however, that to the extent the cause of such delay arises from any breach of, or failure by the other Party to perform any of its obligations under this Agreement, the costs and expenses incurred by the Party that has delayed or failed in its performance under this Agreement to overcome the cause of such delay shall be for the account of such other Party.

21. ASSIGNMENTS. Contractor agrees that it shall not assign this Agreement, or any of the amounts due it, or to become due hereunder, nor subcontract any portion of the Services without first obtaining written consent of the District. Any such assignment or subcontract without the District's consent shall be void *ab initio*.

22. APPROPRIATION/NO LIENS. Contractor acknowledges and agrees that District is a political subdivision of the State of Colorado and, as such, any and all financial obligations of District under and pursuant to this Agreement are subject to prior appropriations of monies expressly made by the District's Board of Directors for the purposes of the Agreement. Provided,

however, the District hereby affirms that it has appropriated sufficient funds to meet its financial obligations as set forth in this Agreement. In addition, Contractor shall have no mechanic's lien rights. Contractor shall not create or permit any liens to be placed upon the District's property as a result of the Services, and in the event any such lien is placed upon such property, Contractor will remove the same within thirty (30) days thereafter.

23. CONTRACTOR'S OBLIGATIONS. Contractor shall pay, at no expense to the District, all contributions, taxes or premiums which may be payable under Federal or State Unemployment Insurance Law or the Federal Social Security Act. The District is exempt from sales and use taxes. It is Contractor's responsibility to obtain and use the sales tax exemption number of District to the extent appropriate and applicable. District shall not reimburse Contractor for sales or use taxes erroneously paid.

24. SAFETY. Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with any Services performed hereunder and shall comply with all applicable laws, ordinances, rules and regulations and orders of any public body having jurisdiction for the safety of persons or property or to protect them from damage, injury or loss, and shall erect and maintain all necessary safeguards for such safety and protection.

25. GOVERNMENTAL IMMUNITY. No term or condition of this Agreement shall be construed or interpreted as a waiver by the District, express or implied, of any of the notice requirements, immunities, limitations to liability, rights, benefits, protections, or other provisions under the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, or under any other law.

26. NO PERSONAL LIABILITY. No elected or appointed official, director, officer, agent or employee of either the District shall be charged personally or held contractually liable by or under any term or provision of this Agreement or because of any breach thereof or because of its or their execution, approval or attempted execution of this Agreement.

27. ENTIRE AGREEMENT, AMENDMENT AND BINDING EFFECT. This Agreement contains the entire agreement between the Parties regarding the Services, and supersedes and replaces any and all prior and contemporaneous written and oral agreements, promises, representations, or conditions with respect thereto. This Agreement may not be altered, changed or amended, except by instrument in writing signed by both Parties hereto. The terms and conditions contained in this Agreement shall apply to, inure to the benefit of, and be binding upon the Parties hereto, and upon their respective successors in interest and permitted assigns, except as otherwise herein expressly provided.

28. ATTORNEY FEES. In the event of any litigation, arbitration or other proceeding to enforce the terms, covenants or conditions hereof, the prevailing Party in such proceeding may obtain as part of its judgment or award its reasonable costs and attorneys' fees.

29. GOVERNING LAW. The terms and provisions contained in this Agreement shall be governed and construed in accordance with the laws of the State of Colorado.

30. COUNTERPARTS. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The signature pages from one or more counterparts may be removed from such counterparts and such signature pages all attached to a single instrument so that the signatures of all Parties may be physically attached to a single document. This Agreement may be executed and delivered electronically, and execution and delivery by electronic methods will be deemed to have the same effect as if an original had been delivered to the other.

31. THIRD PARTY BENEFICIARIES. Nothing expressed or implied in this Agreement is intended or shall be construed to confer upon or to give to any person or entity other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any covenants, terms, conditions, or provisions hereof, and all the covenants, terms, conditions, and provisions in this Agreement by and on behalf of the District and the Contractor shall be for the sole and exclusive benefit of the District or the Contractor. It is the express intention of the Parties that any person other than the Parties shall be deemed to be an incidental beneficiary only.

32. OWNERSHIP OF DOCUMENTS. All reports, data or other documents prepared by Contractor for the District pursuant to this Agreement shall, upon payment for the Services rendered, become the property of the District, and may be used by the District in its sole and absolute discretion.

33. SEVERABILITY. If any clause, provision, subparagraph, or paragraph set forth in this Agreement is illegal, invalid, or unenforceable under present or future applicable laws, then and in that event it is the intention of parties hereto that the remainder of this Agreement shall not be affected thereby.

34. HEADINGS. The headings contained in this Agreement are for reference purposes only and shall not affect the meaning or interpretation of this Agreement.

IN WITNESS WHEREOF, the Parties have executed this Agreement effective as of the date first set forth above.

CONTRACTOR:

LCM WATERFALLS & PONDS LLC,
a Colorado limited liability company

Signature: _____

Name: _____

Title: _____

DISTRICT:

INSPIRATION METROPOLITAN DISTRICT,
a quasi-municipal corporation and political subdivision
of the State of Colorado

President

ATTEST:

Treasurer

EXHIBIT A Scope of Services

Contractor shall perform storm drain end of pipe clean out at the following locations, which locations are shown on the map included in this Exhibit A: **2, 3, 6, 13, 14, 18, 19, 20, 21, 23.**



**PUBLIC ALLIANCE-STORMWATER END OF
PIPE CLEANOUT FOR INSPIRATION METRO
DISTRICT 2026
7555 E. HAMPDEN AVE, SUITE 501
DENVER, COLORADO 80231**

Sales: Joe Fortin

Public Alliance- Storm water end of pipe clean out
24048 E Caleb Pl Aurora, Colorado 80016

Est ID: EST5901387

Email: nwalts@publicalliancecellc.com

Date: Dec-10-2025

Phone: (720) 213 6621

Notes:

Does not include spray for noxious weeds

LCM referenced <https://www.douglas.co.us/assessor/residential-property/maps/> (Douglas County Assessor -DougCo's Base Map - Hybrid - VT) and Google Maps for aerial shots of areas.

Estimates includes remove and reinstall existing rip rap in areas where present, estimate does not include adding new/additional rip rap

Price reflects adding erosion blankets and seed areas where needed, seed mix type needed from Public Alliance

Single end of pipes will need to be verified onsite with Public Alliance as the Aurora storm water map (provided in RFP) shows multiple end of pipes in some areas

Prices is based on work being performed before April of 2026, additional hours would be needed plants/trees start to push out new growth also weeds can start to become a problem.

Work area includes clearing paths if needed to access end of pipe and about a 8'x8" area in in front of pipe, silt cleared and or add fill dirt at end of pipe. does not include cleaning inside pipes

LCM is not reasonable for any damage to concrete sidewalks as price includes bring truck/ trailer and machines down paths for better access

Assumes we can spread sediment within the storms drains

Price includes removing cat tails when able, if not able cat tails will be cut as low as possible

Includes removing smaller sucker trees, if larger trees are need to be removed a change order will be presented or a tree

Storm Drain End of Pipe Cleanout Project 2026

Summary:

Public Alliance has identified and performed a risk assessment of the more than 80 storm water end of pipe drains that are located on District property. Staff have determined that 10 locations require immediate intervention as they are currently blocked or damaged to a degree that prevents proper functioning, and in the event of a large storm they would be likely to cause damage to District or personal property. Photos and a map of these locations, as well as the price comparison between bids can be found below. It is important to note that there are many other drainage areas that require attention within the next few years, and regular maintenance of these areas should be expected indefinitely at a much lower cost once they are brought back up to standard.

2. Pathfinder Park behind 23553 E Minnow Dr.

Reason: Buried and fully blocked, receives water from pavilion area



3. Pathfinder Park to Piney Creek Tributary Northeast of 23703 E Minnow Dr

Reason: Fully blocked, receives water from all S side of park



6. Piney Creek Tributary North of Rocky Top Ave

Reason: fully blocked, major drainage way



13. North of Gartrell Rd Pond 4B Upper Inlet

Reason: Sediment build up, receives water from drop structure and everything south along Piney Creek Tributary



14. North of Gartrell Rd Pond 4B Lower Inlet

Reason: Sediment build up, receives water from drop structure and everything South along the Piney Creek Tributary



18. 6L Outlet

Reason: sediment build up causing standing water



19. CoA (IMD Unnamed Pond) Pond Inlet

Reason: Extreme blockage and overgrowth, receives all water from Piney Creek Tributary



20. CoA (IMD Unnamed Pond) Inlet below lone bench

Reason: extremely overgrown, receives water from Caleb Pl



21. South of Gartrell Rd along trail South of flowerbed at Gartrell Rd and Inspiration Ln

Reason: blocked, receives water from Gartrell Rd & Inspiration Ln intersection



23. South of Gartrell Rd and Rocky Top Ave

Reason: Blocked, receives water from intersection and all water from Gartrell Rd up stream





8795 Ralston Road, Suite 102, Arvada, CO 80002 Office: 303-420-3282

Don@gardnerpaintllc.com

Proposal

February 9, 2026 Revised

Public Alliance
Attn: James Dugan
23396 E. Glidden Drive
Aurora, CO 80016
jim@publicalliancellc.com

SUBJECT: Bid submission for:

Inspiration Metro District –Fence Staining Phase Project

Inspiration Community

Aurora, CO 80016

Areas to be Addressed

As Described in Proposal

Price

Initial

Base: Phase Project

\$3.00 per linear ft

- Prepare and stain the Inspiration Metro District wood split rail fencing in the existing brown color using Sherwin Williams Super Deck Solid Latex Stain
- **4 Year Phase Project:**
- **2026: 21,296 LF = \$63,888.00**
- **2027: 20,916 LF = \$62,748.00**
- **2028: 21,023 LF = \$63,069.00**
- **2029: 20,825 LF = \$62,475.00**
- **Attached Map**
- Broom off fencing to remove dust and debris
- Hand-scrape all loose material and feather sand peeled areas
- Refasten loose boards with wood screws as needed
- Stain one (1) side – public fencing
- Two (2) Coat Application
- Protect as needed
- **Exit Clause: If customer is not satisfied with Gardner Painting LLC, they can terminate the remaining contract with no further obligation.**
- **Phase Structure: When the Phase Project starts, it will be completed as contracted, not postponed.**

Clarifications to Scope of Work - As described in Areas to be Addressed.

Additional General Statements

This agreement is made between Gardner Painting LLC. (herein "Gardner" or "Gardner Painting LLC") and signing customer (herein "Customer") whose address is stated in above contract, who agree as follows:

The work of Gardner shall include proper preparation and painting on all previously painted/stained surfaces unless specifically noted in the scope of work.

Unless otherwise noted:

All exterior areas will be power washed. Loose and peeling paint will be hand scraped. Primer will be applied to all bare wood and metal exterior surfaces. Caulking will be applied where needed.

Gardner shall purchase all materials and perform all labor necessary for the completion of the work.

Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above this estimate. All agreements are contingent upon accidents or delays beyond the control of Gardner Painting LLC. Workmen's Compensation and Public Liability Insurance on the above work will be supplied by Gardner Painting LLC, upon request. Above work shall be completed in a substantial workman-like manner.

All payments shall be made in full upon completion of the job.

If full payment of the invoice amount is not received within 15 days of the invoice date, you will be charged a monthly late fee of 1.5% of the unpaid amount.

In the event that it is necessary for Gardner Painting LLC. to use legal action or the services of a collection agency to collect our account, we agree to pay all reasonable expenses incurred, including attorney's fees and court costs and agree further that jurisdiction and venue is proper in Jefferson County and the City of Arvada in the State of Colorado.

Please note: This proposal may be withdrawn by Gardner Painting LLC. if not accepted within 14 days.

Customer, Authorized Representative

Date

**Gardner Painting LLC
Don Gardner**

Date

ESTIMATE

Prepared For

Inspiration Metro District
Weeds Scrape At The Services Roads
Aurora, Co 80016
(303) 799-8697



ATR Landscape LLC

1279 Salem St
Aurora, Co 80011
Phone: (720) 297-5365
Email: garciaslandscape75@hotmail.com
Web: atrlandscape.net

Estimate # 803
Date 02/06/2026

Description	Total
February 6/2026 contract of weeds Scrape at 3 roads services Weeds Scrape at the services roads Weeds remove and clean up, but don't dig too deep 3 roads clean up in this contract Total labor \$6500	\$6,500.00 \$6,500.00
Subtotal	\$6,500.00
Total	\$6,500.00

Notes:

For more details please contact Arturo Garcia 720-297-5365 thank you

Summary

Podcast

×

Access Roads



Inspiration Metro District

Prepared For

Inspiration Metro District
Weeds Scrape On Services Roads
Aurora, Co 80016
(303) 799-8697



ATR Landscape LLC

1279 Salem St
Aurora, Co 80011
Phone: (720) 297-5365
Email: garciaslandscape75@hotmail.com
Web: atrlandscape.net

Estimate # 802
Date 02/06/2026

Description	Total
\$125 Per Hour Of Work	\$0.00
February 6/2026	\$0.00
Weeds Scrape at the services roads #3 roads weeds Scrape clean up , Remove the weeds but don't dig too deep	
Labor \$125 per hour 8 hours work a day,	
\$1000 a day for labor, depends on the number of hours we work each day	
3 to 4 person working in the project	
Subtotal	\$0.00
Total	\$0.00

Notes:

For more details please contact Arturo Garcia 720-297-5365 thank you

Quotation

Prepared for: Inspiration Metro

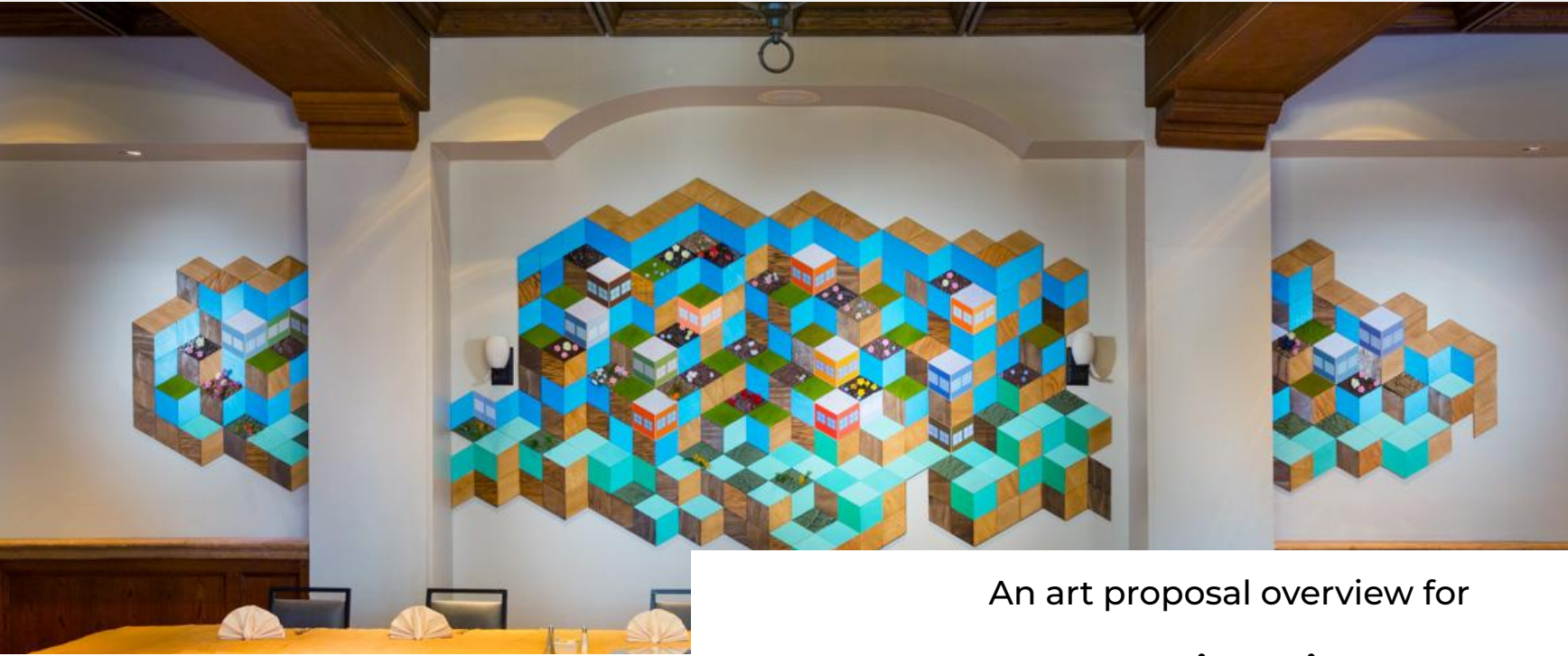
Subscription Term:

Three Year Subscription Renewal

	PRICE
TreePlotter Inventory - Private	\$10,500.00
•Unlimited Client Sites •Unlimited Users•5 Photo per tree •Offline Collector •Inspections•Notifications •Work Records •Upload Tools•Basic Risk Assessment •Data Field Editor	
	\$10,500.00
Total	\$10,500.00

This quotation is subject to the following terms and conditions:

- Inspiration Metro agrees to PlanIT Geo [Terms of Service](#).



An art proposal overview for
Inspiration
Metropolitan District
Aurora, Colorado



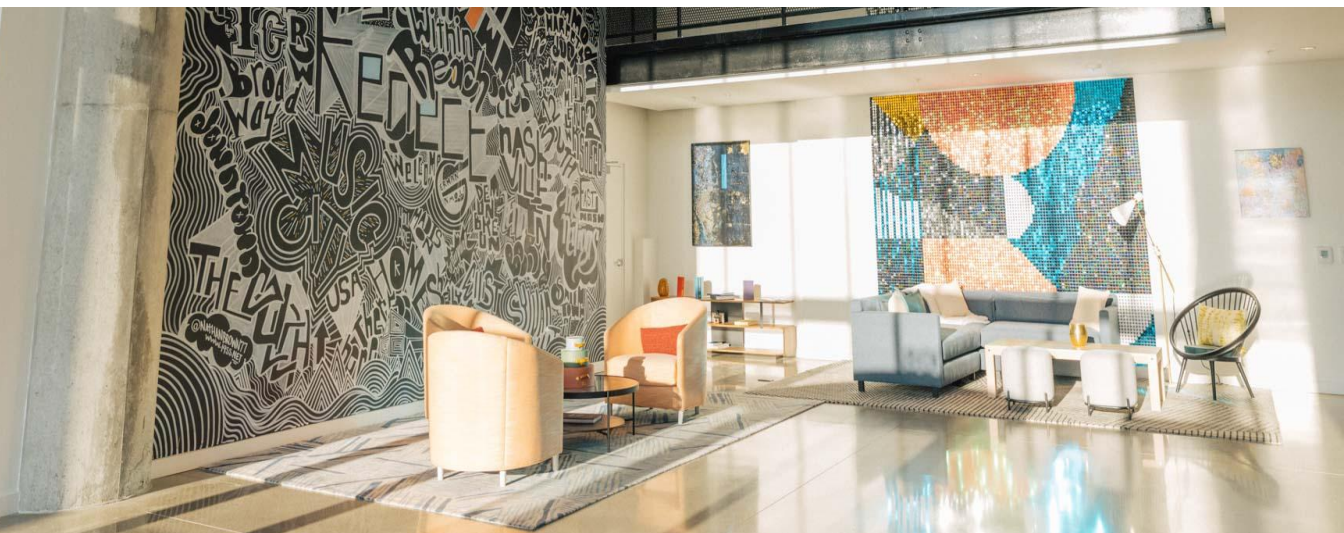


The value of partnering with NINE dot ARTS

NINE dot ARTS leverages the power of art and culture to drive positive social and economic outcomes for clients, artists, and communities worldwide.

Curating art from local and emerging artists

Developing art master plans that embed art and culture into the civic fabric of a place



Proven process for incredible outcomes



Stage 1: Vision & Roadmap

Interactive Visual Preference Survey connects your story, brand, and goals to visual ideas and concepts.

COMPLETE

- Concept boards
- Art goals and criteria
- Detailed art location plan
- Budget allocation
- Art acquisition schedule

Stage 2: Research & Curate

Partner with developers, designers, and architects to understand your space. Curators research and present recommended artwork to finalize the art collection.

- Updated location plans
- Art collection presentations
- Commission concept review

Stage 3: Art Acquisition

Stay on time and within budget through artwork purchasing, commission management, framing, shipping, and other logistics.

- Negotiation and purchasing
- Artist and vendor contracting
- Acquisition of art and framing
- Updated timelines
- Commission management

Stage 4: Install & Engage

Art experience comes to life through careful coordination with clients, artists, and installers. Complimentary art labels support identification and engagement.

- Art collection installation
- Art identification labels
- Collection summary and maintenance guide
- Engagement materials and art activations quoted separately

Art Program Budget

The NINE dot ARTS team is thrilled to begin developing a memorable art experience for you. The following scope covers our fees all costs as outlined below. This budget includes a commission of an original artwork for the exterior of the building.

Please sign below to indicate your approval of these costs and terms.

Description	Subtotal
Total Artwork	\$20,000
Total Freight	\$2,000
Total Installation	\$4,000
Artist Design Stipend	\$750
Total Storage and Insurance	\$500
Total Consulting Fees	\$8,666
Subtotal	\$35,916
Fee Credit	(\$10,000)
GRAND TOTAL	\$25,916

Included in our fees:

- Kick-off Visioning meeting
- Collaborative Site Plan walkthrough
- Integrated partnerships with design and architecture teams
- Final roadmap deliverable
- Overall project management
- Coordination with stakeholders
- Collaboration with contractor on infrastructure (site prep costs contracted separately with Inspiration's GC)
- Oversight of the art installation

NOTE: All quotes are valid for 30 days and exclude any project-related travel, which will be billed separately upon client approval, if necessary.

50% of artwork cost(\$10,750) plus the artist's design fee will be billed upon signature. Please provide a primary contact person's name and email address for billing and invoicing purposes.

Name

Email

 Dominique Devaney
 District Manager

 Date

The NINE dot ARTS Art Procurement Terms and Conditions located at www.ninedotarts.com/terms-and-conditions are expressly incorporated into and made a part of this Proposal. The transactions contemplated hereby shall be governed by such terms and conditions. By signing this Proposal, you acknowledge access to and agree to be bound by such terms and conditions.

Stage 1	Vision Development + Project Roadmap	Estimated Date (week of)	Projected Billing Schedule
	Visioning session and visual preference survey	Complete	12/11/25 - 50% stage 1 fees - (\$5,000) INVOICED
	Review & approve Roadmap	Complete	2/18/26 - remaining stage 1 fees (\$5,000) INVOICED
Stage 2	Research + Curate		
	Research + curation (assumes approval of roadmap by FEB '26)	3/2/26-3/20/26	2/23/26 - 50% art & design stipend - (\$10,750)
	Presentation of initial art concepts	TBD	
	Art Proposal (v1)	3/30/26	
	Presentation of revised options if necessary (v2)	4/6/26	
	Approval of art collection	4/13/26	
Stage 3	Art Acquisition		
	Art purchasing	April '26	4/17/26 - half of remaining total - (\$7,583)
	Art production, shipping + storage	April-TBD '26	
Stage 4	Install + Engage		
	Art installation	TBD	TBD - second half of remaining total - (\$7,583)

**For the protection of your art collection NINE dot ARTS highly recommends that all artwork is installed last. All construction should be complete, including any paint touch-ups, and all furniture should be installed. There is an increased risk that artwork can be accidentally damaged when moving equipment like ladders and furniture through the space even with extreme caution. It is also favorable to have furniture in place as it can influence artwork location decisions.*

MOOD BOARD Exterior



“Run and Fly”



“Homeward Monarch”

Examples of past work from our top artist concept. Both sculptures are shown from different angles or vantage points walking around the sculpture.

POTENTIAL ART LOCATIONS

There are a few potential exterior art locations shown on this page. One option is shown below, nearby the curving pathway leading to the pool. This option could potentially work on either side of the walkway.



Other potential sites are shown below at the far left side just past the garage doors or the field before the pool.



The final art location ultimately comes down to the best fit for the artwork that's chosen by the committee during the selection process.

Before the art is selected, we will conduct a feasibility study with the contractors to identify any conflicts with underground utilities or other potential issues. We will also conduct a site walk with the project team and selected artist to confirm the exact location.

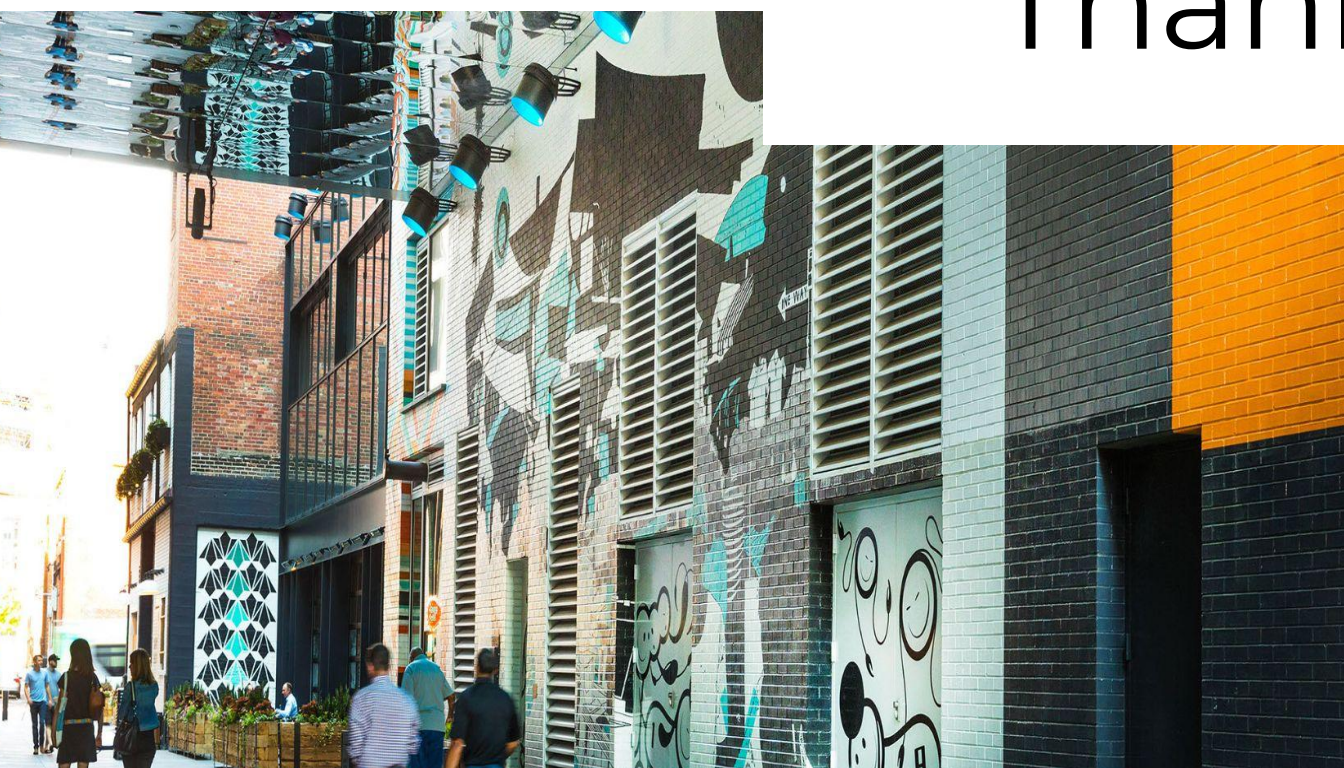
The District will work with their GC to install any necessary infrastructure such as concrete, electrical or lighting.



EXTERIOR



Thank you!



Let's work together to bring your vision to life.

NINE dot ARTS

Denver | Seattle | Atlanta

Inspiration Metropolitan District Strategic Plan Development Project Scope Change & Additional Hours -Summary Documentation

Scope Addition Background & Rationale

The Scope Addition stems from a few items that were not originally envisioned as requiring this level of effort for the Strategic Plan development:

- 1) The IMD Strategic Plan is the District’s first strategic plan, and for this reason there has been an interest in robust community engagement. Community engagement was built into the project scope but did not anticipate all the activities that have been requested by the SPAC and Board Members. Throughout project development, there has been consistent reinforcement of the understanding that engagement would be an iterative process and adjustments may be needed as the project evolved. The result has been positive with the District reporting its largest engagement numbers ever.
- 2) The use of a Strategic Plan Ad Hoc Committee to support project analysis and development has proven valuable for the District, but it has created two different groups that Coreflection is consulting with for project development, analysis activities and approvals. Coreflection has provided ongoing support for both these bodies but the original scope did not envision multiple work sessions with two different working groups (SPAC & Board) throughout the course of project development which requires distinct materials preparation.
- 3) Expanded engagement and use of two working groups has added significant value to the process. These additions, however, have required additional coordination and more frequent reporting meetings than originally scoped.

Coreflection has supported changes recommended by the SPAC/Board and in some cases counseled against changes. When additional work efforts have been requested, where possible Melissa has not charged for small efforts, and has limited the amount of support to herself to reduce the cost of having two consultants support additional work. This has helped to contain costs significantly. The following section summarizes the additional level of effort not accounted for in the original scope and budget. *Additional effort is calculated based on consultant hourly rate of \$235.00 an hour. Please note Coreflection is not charging IMD for miles traveled, tolls to access the district, and added project materials.*

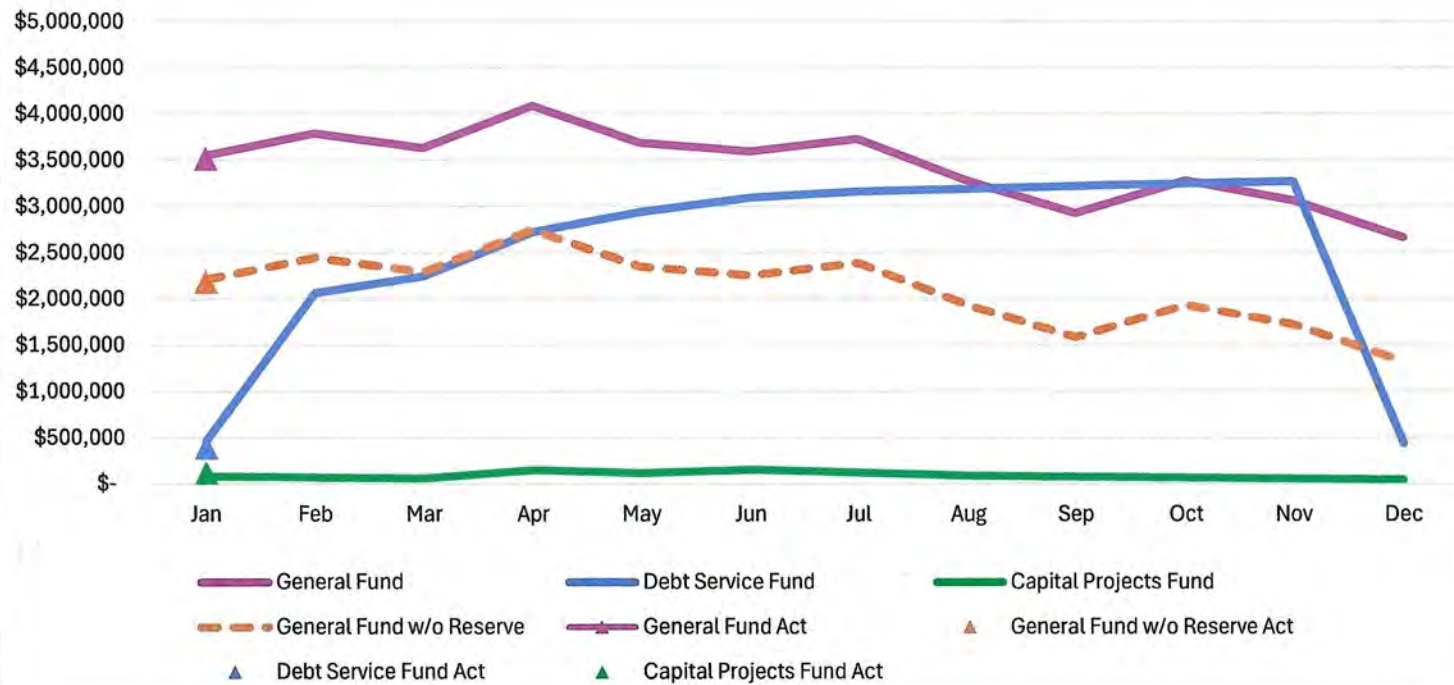
Additional Work Efforts

Item	Description	LOE
Hilltop Community Meeting	<ul style="list-style-type: none"> • Two pop-up workshops scoped, added 1 two-hour community meeting. • Prepared new community engagement approach: Produced presentation, provided 	8

Item	Description	LOE
	communications, attending meeting, summarized and presented results. 1 consultant	
Survey extension & re-evaluation	<ul style="list-style-type: none"> Extended survey deadline and re-evaluated survey results and updated community engagement results (2 consultants) 	4
Resident Focus Groups	<ul style="list-style-type: none"> Organize volunteer lists, communications, invites, prepare materials, conduct (2) 90-minute sessions, summarize feedback 	13
SPAC Meetings & Work Sessions	<p><i>Scoped</i></p> <ul style="list-style-type: none"> Four SPAC meetings scoped for two consultants, included 1.5 hr each consultant (Oct, Nov, Jan, Feb) <p><i>Unscoped</i></p> <ul style="list-style-type: none"> Need to account for regular materials prep with SPAC as second advisory group, 2hr prep ea. meeting above. Two work sessions with the SPAC 12/01 & 2/10, two consultants, 3 hrs. prep ea. mtg. Includes time to design and prepare work session materials and set up. Add capacity for two regular SPAC meetings (March & April) 1.5 hrs. 2 consultants, with 3 hrs. materials prep ea. mtg. 	<p>8</p> <p>20</p> <p>12</p>
Client Project Update Meetings	<ul style="list-style-type: none"> Client check-in meetings scoped at .5/hr bi-weekly for seven months. Client check-in meetings occur more frequently and last an hour or longer. (Accounts for skipping up to 3). 	13
ADDITIONAL HOURS		78
SCOPE ADDITION COST		\$18,330.00

The Scope addition request enables Coreflection to recover budget from additional community engagement and collaboration time, and realigns remaining funding to support the District for Plan completion and design, review time and Board approval.

IMD Cash Flow Forecast - 2026 Budget w/25 YE Act Balance (Month-end Fund Balances)



INSPIRATION METROPOLITAN DISTRICT

FINANCIAL STATEMENTS

JANUARY 31, 2026

INSPIRATION METRO DISTRICT
Balance Sheet - Governmental Funds
January 31, 2026

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>
Assets				
Checking Account	\$ 411,105.66	\$ -	\$ -	\$ 411,105.66
Xpress Bill Pay	203,360.24	-	-	203,360.24
Colotrust	1,761,752.23	20,998.35	148,443.98	1,931,194.56
Colotrust Reserve	1,338,635.26	-	-	1,338,635.26
2021B Bond Fund	-	388.98	-	388.98
2021B Reserve Fund	-	155,402.96	-	155,402.96
2021B Surplus Fund	-	94.20	-	94.20
2021A-1 Note Fund	-	166,683.76	-	166,683.76
Accounts Receivable	58,712.08	-	-	58,712.08
Receivable from County Treasurer	15,002.09	49,309.16	860.77	65,172.02
Total Assets	<u>\$ 3,788,567.56</u>	<u>\$ 392,877.41</u>	<u>\$ 149,304.75</u>	<u>\$ 4,330,749.72</u>
Liabilities				
Accounts Payable	\$ 219,990.27	\$ 1,950.00	\$ 26,199.11	\$ 248,139.38
Due to SARIA	-	-	860.77	860.77
BILL Credit Card	8,693.00	-	-	8,693.00
Unearned Assessments	42,623.90	-	-	42,623.90
Sign Removal Deposit	-	-	5,500.00	5,500.00
Total Liabilities	<u>271,307.17</u>	<u>1,950.00</u>	<u>32,559.88</u>	<u>305,817.05</u>
Fund Balances	<u>3,517,260.39</u>	<u>390,927.41</u>	<u>116,744.87</u>	<u>4,024,932.67</u>
Liabilities and Fund Balances	<u>\$ 3,788,567.56</u>	<u>\$ 392,877.41</u>	<u>\$ 149,304.75</u>	<u>\$ 4,330,749.72</u>

INSPIRATION METRO DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
General Fund

	<u>Monthly Budget</u>	<u>Monthly Actual</u>	<u>Monthly Variance</u>	<u>Year to Date Budget</u>	<u>Year to Date Actual</u>	<u>Year to Date Variance</u>	<u>Year to Date Variance %</u>	<u>Annual Budget</u>
Revenues								
Property taxes	\$ 23,759.82	\$ 7,566.73	\$ 16,193.09	\$ 23,759.82	\$ 7,566.73	\$ 16,193.09	(68.15) %	\$ 1,079,992.00
Specific ownership taxes	6,749.92	7,548.86	(798.94)	6,749.92	7,548.86	(798.94)	11.83 %	80,999.00
Interest Income	8,333.33	10,113.75	(1,780.42)	8,333.33	10,113.75	(1,780.42)	21.36 %	100,000.00
Other Revenue	83.33	3,568.55	(3,485.22)	83.33	3,568.55	(3,485.22)	4,182.43 %	1,000.00
Park/NAC Revenue	-	145.35	(145.35)	-	145.35	(145.35)	100.00 %	-
Late Fees & Interest	833.33	-	833.33	833.33	-	833.33	(100.00) %	10,000.00
Violations and Fees	416.67	631.50	(214.83)	416.67	631.50	(214.83)	51.55 %	5,000.00
Billing Adjustments	416.67	7,913.81	(7,497.14)	416.67	7,913.81	(7,497.14)	1,799.29 %	5,000.00
Operating Fees - Residents	623,220.00	622,557.00	663.00	623,220.00	622,557.00	663.00	(0.10) %	2,522,715.00
Operating Fees - Builders	5,292.00	6,298.50	(1,006.50)	5,292.00	6,298.50	(1,006.50)	19.01 %	7,938.00
Transfer Fees	4,500.00	4,000.00	500.00	4,500.00	4,000.00	500.00	(11.11) %	54,000.00
Total Revenue	673,605.07	670,344.05	3,261.02	673,605.07	670,344.05	3,261.02	(0.48) %	3,866,644.00
EXPENDITURES								
Administrative								
Accounting	11,545.00	11,200.95	344.05	11,545.00	11,200.95	344.05	(2.98) %	138,540.00
Auditing	-	-	-	-	-	-	-	7,524.00
County Treasurer's Fee	356.40	113.50	242.90	356.40	113.50	242.90	(68.15) %	16,200.00
Dues and Membership	-	-	-	-	-	-	-	2,027.00
Insurance	63,966.60	58,382.00	5,584.60	63,966.60	58,382.00	5,584.60	(8.73) %	71,074.00
Legal	8,333.33	7,527.00	806.33	8,333.33	7,527.00	806.33	(9.67) %	100,000.00
Miscellaneous	83.33	10.40	72.93	83.33	10.40	72.93	(87.51) %	1,000.00
Billing	8,783.58	8,547.74	235.84	8,783.58	8,547.74	235.84	(2.68) %	105,403.00
Bad Debt Expense	83.33	-	83.33	83.33	-	83.33	(100.00) %	1,000.00
Office Supplies	41.67	119.32	(77.65)	41.67	119.32	(77.65)	186.34 %	500.00
Legal - Liens & Collections	833.33	1,198.00	(364.67)	833.33	1,198.00	(364.67)	43.76 %	10,000.00
Property Management Covenant Enforcement	5,500.00	5,500.00	-	5,500.00	5,500.00	-	-	66,000.00
Management Fee	58,500.00	46,416.50	12,083.50	58,500.00	46,416.50	12,083.50	(20.65) %	702,000.00
Storage	166.67	-	166.67	166.67	-	166.67	(100.00) %	2,000.00
Lockbox Services	313.08	1,038.04	(724.96)	313.08	1,038.04	(724.96)	231.55 %	3,757.00
Billing Statements Postage/Mailing	416.67	-	416.67	416.67	-	416.67	(100.00) %	5,000.00
Uniforms	-	-	-	-	-	-	-	500.00
Strategic Planning	15,000.00	5,674.00	9,326.00	15,000.00	5,674.00	9,326.00	(62.17) %	90,000.00
Total Administrative	173,922.99	145,727.45	28,195.54	173,922.99	145,727.45	28,195.54	(16.21) %	1,322,525.00
Utilities								
Trash collection	27,034.40	27,158.50	(124.10)	27,034.40	27,158.50	(124.10)	0.45 %	328,295.00
Water and Sewer	3,600.00	1,477.95	2,122.05	3,600.00	1,477.95	2,122.05	(58.94) %	240,000.00
Gas	125.00	366.68	(241.68)	125.00	366.68	(241.68)	193.34 %	5,500.00
Electric - Landscape and Facilities	3,500.00	278.98	3,221.02	3,500.00	278.98	3,221.02	(92.02) %	42,000.00
Total Utilities	34,259.40	29,282.11	4,977.29	34,259.40	29,282.11	4,977.29	(14.52) %	615,795.00
Landscaping								
Open Space Repair & Maintenance	-	1,460.41	(1,460.41)	-	1,460.41	(1,460.41)	100.00 %	466,000.00
Plants, Hardscapes, Other	-	-	-	-	-	-	-	125,000.00
Irrigation System	-	64.40	(64.40)	-	64.40	(64.40)	100.00 %	75,000.00
Landscape Maintenance	42,500.00	-	42,500.00	42,500.00	-	42,500.00	(100.00) %	510,000.00
Pond Maintenance and Certification	1,244.00	1,244.00	-	1,244.00	1,244.00	-	-	40,000.00
Tract turnover	-	-	-	-	-	-	-	350,000.00
Tree Maintenance	-	-	-	-	-	-	-	93,480.00
Tree Removal and Replacement	-	-	-	-	-	-	-	60,000.00

See selected information and the summary of significant assumptions.

INSPIRATION METRO DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
General Fund

	<u>Monthly Budget</u>	<u>Monthly Actual</u>	<u>Monthly Variance</u>	<u>Year to Date Budget</u>	<u>Year to Date Actual</u>	<u>Year to Date Variance</u>	<u>Year to Date Variance %</u>	<u>Annual Budget</u>
Winter Water	13,800.00	13,799.99	0.01	13,800.00	13,799.99	0.01	-	69,000.00
Landscaping	57,544.00	16,568.80	40,975.20	57,544.00	16,568.80	40,975.20	(71.20) %	1,788,480.00
Community Engagement								
Community Wide Program	-	7,228.72	(7,228.72)	-	7,228.72	(7,228.72)	100.00 %	70,000.00
Holiday Lights	-	-	-	-	-	-	-	7,500.00
Total Community Engagement	-	7,228.72	(7,228.72)	-	7,228.72	(7,228.72)	100.00 %	77,500.00
Facility Maintenance								
Building Maintenance and Repairs	5,083.33	10,639.36	(5,556.03)	5,083.33	10,639.36	(5,556.03)	109.29 %	61,000.00
Facility security systems/internet	350.00	278.49	71.51	350.00	278.49	71.51	(20.43) %	4,200.00
Fence/walls	-	-	-	-	-	-	-	64,500.00
Pool Repairs	-	-	-	-	-	-	-	18,696.00
Pool Maintenance	-	-	-	-	-	-	-	12,750.00
Pool Staff Lifeguards/Monitors	-	-	-	-	-	-	-	72,500.00
Snow removal	9,012.50	966.14	8,046.36	9,012.50	966.14	8,046.36	(89.28) %	36,050.00
Waste Services	566.67	217.33	349.34	566.67	217.33	349.34	(61.64) %	6,800.00
Telephone	-	175.10	(175.10)	-	175.10	(175.10)	100.00 %	-
Total Facility Maintenance	15,012.50	12,276.42	2,736.08	15,012.50	12,276.42	2,736.08	(18.22) %	276,496.00
Communications								
Digital Tools & Support	416.67	496.88	(80.21)	416.67	496.88	(80.21)	19.25 %	5,000.00
Total Communications	416.67	496.88	(80.21)	416.67	496.88	(80.21)	19.25 %	5,000.00
Other Expense								
Contingency	6,850.33	-	6,850.33	6,850.33	-	6,850.33	(100.00) %	82,204.00
Total Other Expense	6,850.33	-	6,850.33	6,850.33	-	6,850.33	(100.00) %	82,204.00
TOTAL EXPENDITURES	288,005.89	211,580.38	76,425.51	288,005.89	211,580.38	76,425.51	(26.53) %	4,168,000.00
Other Financing Sources (Uses)								
Transfers to other fund	-	-	-	-	-	-	-	(200,000.00)
Total Other Financing Sources (Uses)	-	-	-	-	-	-	-	(200,000.00)
Net Change in Fund Balances	385,599.18	458,763.67	(73,164.49)	385,599.18	458,763.67	(73,164.49)	18.97 %	(501,356.00)
Fund Balance - Beginning				3,163,530.00	3,058,496.72	968,077.28	(85.50) %	3,163,530.00
Fund Balance - Ending				<u>\$ 3,549,129.18</u>	<u>\$ 3,517,260.39</u>	<u>\$ 894,912.79</u>	<u>(74.15) %</u>	<u>\$ 2,662,174.00</u>

SUPPLEMENTARY INFORMATION

INSPIRATION METRO DISTRICT
Debt Service Fund Schedule of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending January 31, 2026

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Property taxes	\$ 3,745,862.00	\$ 26,237.36	\$ 3,719,624.64
Specific ownership taxes	280,940.00	23,465.36	257,474.64
Interest Income	80,000.00	1,267.71	78,732.29
Total Revenue	<u>4,106,802.00</u>	<u>50,970.43</u>	<u>4,055,831.57</u>
Expenditures			
Accounting	3,000.00	-	3,000.00
County Treasurer's Fee	56,188.00	393.56	55,794.44
Paying agent fees	8,000.00	-	8,000.00
2021A-1 Loan Interest	1,783,787.00	-	1,783,787.00
2021A-2 Loan Interest	379,826.00	-	379,826.00
2021B Sub Bonds Interest	132,000.00	-	132,000.00
2021A-1 Loan Principal	1,265,000.00	-	1,265,000.00
2021A-2 Loan Principal	275,000.00	-	275,000.00
2021B Sub Bonds Principal	175,000.00	-	175,000.00
Contingency	5,199.00	-	5,199.00
Total Expenditures	<u>4,083,000.00</u>	<u>393.56</u>	<u>4,082,606.44</u>
Net Change in Fund Balances	23,802.00	50,576.87	(26,774.87)
Fund Balance - Beginning	356,056.00	340,350.54	15,705.46
Fund Balance - Ending	<u>\$ 379,858.00</u>	<u>\$ 390,927.41</u>	<u>\$ (11,069.41)</u>

INSPIRATION METRO DISTRICT
Capital Projects Fund Schedule of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending January 31, 2026

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Property Taxes - Regional ARI	\$ 124,599.00	\$ 873.88	\$ 123,725.12
Interest Income	-	487.07	(487.07)
Total Revenue	<u>124,599.00</u>	<u>1,360.95</u>	<u>123,238.05</u>
Expenditures			
County Treasurer's Fee - Regional ARI	1,869.00	13.11	1,855.89
Regional ARI Expense	122,730.00	860.77	121,869.23
Community Center Building Needs	60,000.00	-	60,000.00
Reserve Fund Expenses	75,000.00	26,199.11	48,800.89
Plants, Hardscapes, Other - Capital	100,000.00	-	100,000.00
Contingency	25,401.00	-	25,401.00
Total Expenditures	<u>385,000.00</u>	<u>27,072.99</u>	<u>357,927.01</u>
Other Financing Sources (Uses)			
Transfers from other funds	200,000.00	-	200,000.00
Total Other Financing Sources (Uses)	<u>200,000.00</u>	<u>-</u>	<u>200,000.00</u>
Net Change in Fund Balances	(60,401.00)	(25,712.04)	(34,688.96)
Fund Balance - Beginning	85,554.00	142,456.91	(56,902.910)
Fund Balance - Ending	<u>\$ 25,153.00</u>	<u>\$ 116,744.87</u>	<u>\$ (91,591.87)</u>

See selected information and the summary of significant assumptions.

INSPIRATION METROPOLITAN DISTRICT
Schedule of Cash Position
January 31, 2026
Updated as of February 17, 2026

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Total</u>
<u>ColoTrust Plus (XX8001)</u>				
Balance as of 01/31/26	\$ 1,761,752.23	\$ 20,998.35	\$ 148,443.98	\$ 1,931,194.56
Subsequent activities:				
2/5/2026 Transfer to/from 1st Bank	347,589.00	(2,229.00)	-	345,360.00
<i>Anticipated Transfer from 1st Bank</i>	<i>(80,139.23)</i>	<i>-</i>	<i>(860.77)</i>	<i>(80,139.23)</i>
<i>Anticipated Transfer to Zions Note Fund</i>	<i>-</i>	<i>(18,769.35)</i>	<i>-</i>	<i>(18,769.35)</i>
<i>Restricted for Pond 2A Wall and Access Road Repair</i>	<i>(22,845.00)</i>	<i>-</i>	<i>-</i>	<i>(22,845.00)</i>
<i>Restricted for Public Art R&M</i>	<i>(23,837.60)</i>	<i>-</i>	<i>-</i>	<i>(23,837.60)</i>
<i>Anticipated Balance</i>	<u><i>1,982,519.40</i></u>	<u><i>-</i></u>	<u><i>147,583.21</i></u>	<u><i>2,130,963.38</i></u>
<u>ColoTrust Plus Reserve (XX8002)</u>				
Balance as of 01/31/26	\$ 1,338,635.26	\$ -	\$ -	\$ 1,338,635.26
Subsequent activities:				
1/27/2026 Transfer to CPF for Reserve Fund Expense	(26,199.11)	-	26,199.11	-
<i>Anticipated Transfer to 1st Bank</i>	<i>-</i>	<i>-</i>	<i>(26,199.11)</i>	<i>(26,199.11)</i>
<i>Anticipated Balance</i>	<u><i>1,312,436.15</i></u>	<u><i>-</i></u>	<u><i>-</i></u>	<u><i>1,312,436.15</i></u>
<u>Xpress Bill Pay</u>				
Balance as of 01/31/26	\$ 203,360.24	\$ -	\$ -	\$ 203,360.24
Subsequent activities:				
2/5/2026 Transfer to 1st Bank	(203,360.24)	-	-	(203,360.24)
2/17/2026 Deposits to Date	1,420.32	-	-	1,420.32
<i>Anticipated Transfer to 1st Bank</i>	<i>(1,420.32)</i>	<i>-</i>	<i>-</i>	<i>(1,420.32)</i>
<i>Anticipated Balance</i>	<u><i>-</i></u>	<u><i>-</i></u>	<u><i>-</i></u>	<u><i>-</i></u>
<u>1st Bank Checking (XX2293)</u>				
Balance as of 01/31/26	\$ 411,105.66	\$ -	\$ -	\$ 411,105.66
Subsequent activities:				
2/2/2026 Xcel Energy ACH	(1,096.31)	-	-	(1,096.31)
2/3/2026 Transfer to/from CT	(347,310.00)	1,950.00	-	(345,360.00)
2/3/2026 Wast Connection	(27,158.50)	-	-	(27,158.50)
2/3/2026 Bill Credit Card Payment	(8,074.07)	-	-	(8,074.07)
2/5/2026 Transfer from Xpress Bill Pay	203,360.24	-	-	203,360.24
2/6/2026 Xpress Bill Pay	(1,038.04)	-	-	(1,038.04)
2/9/2026 Bill.com Payment	(49,180.80)	(1,950.00)	-	(51,130.80)
2/9/2026 Credit Card Payment	(399.56)	-	-	(399.56)
2/10/2026 Bill.com Payment	(33,112.50)	-	-	(33,112.50)
2/11/2026 Verizon	(175.10)	-	-	(175.10)
2/17/2026 Operating Deposits to Date	1,396.50	-	-	1,396.50
2/17/2026 PNP Deposits to Date	1,107.00	-	-	1,107.00
<i>Anticipated Transfer from Colotrust</i>	<i>80,139.23</i>	<i>-</i>	<i>860.77</i>	<i>81,000.00</i>
<i>Anticipated Transfer from Colotrust Reserve</i>	<i>-</i>	<i>-</i>	<i>26,199.11</i>	<i>26,199.11</i>
<i>Anticipated Vouchers Payable</i>	<i>(104,999.20)</i>	<i>-</i>	<i>(27,059.88)</i>	<i>(132,059.08)</i>
<i>Anticipated Transfer from Xpress Bill Pay</i>	<i>1,420.32</i>	<i>-</i>	<i>-</i>	<i>1,420.32</i>
<i>Anticipated Balance</i>	<u><i>125,984.87</i></u>	<u><i>-</i></u>	<u><i>-</i></u>	<u><i>125,984.87</i></u>

INSPIRATION METROPOLITAN DISTRICT
Schedule of Cash Position
January 31, 2026
Updated as of February 17, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Total
<u>Zions Bank 2021A Note Fund</u>				
Balance as of 01/31/26	\$ -	\$ 166,683.76	\$ -	\$ 166,683.76
Subsequent activities:				
<i>Anticipated Transfer from Colotrust</i>	-	18,769.35	-	18,769.35
<i>Anticipated Transfer to 2021B Bond Surplus Fund</i>	-	(162,405.80)	-	(162,405.80)
<i>Anticipated Balance</i>	<u>-</u>	<u>23,047.31</u>	<u>-</u>	<u>23,047.31</u>
<u>Zions Bank 2021B Bond Fund</u>				
Balance as of 01/31/26	\$ -	\$ 388.98	\$ -	\$ 388.98
Subsequent activities:				
<i>Anticipated Balance</i>	<u>-</u>	<u>388.98</u>	<u>-</u>	<u>388.98</u>
<u>Zions Bank 2021B Bond Surplus Fund</u>				
Balance as of 01/31/26	\$ -	\$ 94.20	\$ -	\$ 94.20
Subsequent activities:				
<i>Anticipated Transfer from 2021A Note Fund</i>	-	162,405.80	-	162,405.80
<i>Anticipated Balance</i>	<u>-</u>	<u>162,500.00</u>	<u>-</u>	<u>162,500.00</u>
<u>Zions Bank 2021B Bonds Reserve Fund</u>				
Balance as of 01/31/26	\$ -	\$ 155,402.96	\$ -	\$ 155,402.96
Subsequent activities:				
<i>Anticipated Balance</i>	<u>-</u>	<u>155,402.96</u>	<u>-</u>	<u>155,402.96</u>
<i>Anticipated Balances</i>	<u><u>\$ 3,420,940.42</u></u>	<u><u>\$ 341,339.25</u></u>	<u><u>\$ 147,583.21</u></u>	<u><u>\$ 3,910,723.65</u></u>

Yield information (as of 01/31/26):

Colotrust Plus - 3.83%
Zions Bank - 3.27%

Inspiration Metropolitan District
Property Taxes Reconciliation
2026

	Property Taxes	Senior/Veteran Exemptions	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Net Amount Received	% of Total Property Taxes Received		Prior Year		
								Monthly	Y-T-D	Net Amount Received	% of Total Property Taxes Received	
											Monthly	Y-T-D
January	\$ 34,677.97	\$ -	\$ -	\$ 31,014.22	\$ -	\$ (520.17)	\$ 65,172.02	0.70%	0.70%	\$ 113,688.80	2.22%	2.22%
February								0.00%	0.70%	1,663,087.81	41.50%	43.72%
March								0.00%	0.70%	193,349.33	4.25%	47.97%
April								0.00%	0.70%	493,562.92	11.91%	59.89%
May								0.00%	0.70%	206,991.08	4.61%	64.49%
June								0.00%	0.70%	1,374,540.12	34.17%	98.66%
July								0.00%	0.70%	65,247.86	0.96%	99.62%
August								0.00%	0.70%	29,526.88	0.11%	99.74%
September								0.00%	0.70%	34,271.13	0.19%	99.93%
October								0.00%	0.70%	31,076.58	0.06%	99.98%
November								0.00%	0.70%	23,361.32	0.00%	99.98%
December								0.00%	0.70%	25,743.41	0.00%	99.98%
	\$ 34,677.97	\$ -	\$ -	\$ 31,014.22	\$ -	\$ (520.17)	\$ 65,172.02	0.70%	0.70%	\$ 4,254,447.24	99.98%	99.98%

Property Tax	Mill Levy	Taxes Levied		% of Levied	Property Taxes Collected	
General Fund	10.956	\$ 1,079,992.00		21.82%	\$ 7,566.73	
Debt Service Fund	38.000	3,745,862.00		75.66%	26,237.36	
ARI - CPF	1.264	124,599.00		2.52%	873.88	
	50.220	\$ 4,950,453.00		100.00%	\$ 34,677.97	

Specific Ownership Tax		Taxes Levied		% of Levied	Property Taxes Collected	
General Fund	\$	80,999.00		24.34%	\$ 7,548.86	
Debt Service Fund		280,940.00		75.66%	23,465.36	
ARI - GF		-		0.00%	-	
	\$	361,939.00		100.00%	\$ 31,014.22	

Treasurer's Fees		Taxes Levied		% of Levied	Property Taxes Collected	
General Fund	\$	16,200.00		21.82%	\$ 113.50	
Debt Service Fund		56,188.00		75.66%	393.56	
ARI - CPF		1,869.00		2.52%	13.11	
	\$	74,257.00		100.00%	\$ 520.17	

	Revenue from ARI
Beg . Balance	\$ -
Current Year	860.77
Transfer	
Transfer	
Transfer	
Transfer	
Transfer	
Transfer	
Transfer	
Transfer	
Transfer	
Transfer	
Transfer	
Transfer	
Transfer	
Transfer	
Transfer	
Transfer	
Due to SARIA	\$ 860.77

See selected information and the summary of significant assumptions.

INSPIRATION METROPOLITAN DISTRICT

Fund Balances

January 31, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Total
Ending fund balances 01/31/26	\$ 3,517,260	\$ 390,927	\$ 116,745	\$ 4,024,933
Nonspendable				
Prepaid expenses	-	-	-	-
Restricted				
Estimated Tabor Emergency Reserve	20,100	-	-	20,100
Debt - Reserve Fund Requirement	-	154,500	-	154,500
Debt - Surplus Fund Maximum		162,500		162,500
Debt - Available for Bond Payment		73,927		73,927
Committed				
Public Art R&M	23,838	-	-	23,838
Pond 2A Wall and Access Road Repair	22,845			22,845
Committed by Board Resolution	1,334,286	-	-	1,334,286
Capital Projects				
Colostrust & Cash (net of AP)	-	-	116,745	116,745
Project Fund	-	-	-	-
Unassigned				
Available for operations	\$ 2,116,191	\$ -	\$ -	\$ 2,116,191

See selected information and the summary of significant assumptions.

INSPIRATION METROPOLITAN DISTRICT
SELECTED INFORMATION
FOR THE PERIOD ENDED JANUARY 31, 2026

Notes to the Reader:

The financial statements of the District have been prepared in accordance with the criteria established by the Governmental Accounting Standards Boards (“GASB”), which is the source of authoritative accounting principles generally accepted in the United States of America (“GAAP”), as applied to governmental entities. The District’s financial statements are prepared using the modified accrual basis of accounting. The financial statements include the following departures from GAAP:

- Management’s discussion and analysis and substantially all disclosures required are omitted.
- The statement of revenues, expenditures and changes in fund balances – governmental funds has been omitted.

The financial forecasts present, to the best of management’s knowledge and belief, the District’s expected results of operations and cash flows for the forecast periods. Accordingly, the forecasts reflects its judgment as of December 9, 2025, the date these forecasts were prepared, of the expected conditions and its expected course of action. The assumptions disclosed herein are those that management believes are significant to the forecasts. There will usually be differences between the forecast and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

The financial statements are developed by the District to comply with GAAP, although there may be departures from GAAP not identified. These statements are primarily intended for use in managing the District’s operations and may not be suitable for other purposes. Users should be aware of these limitations when utilizing the financial statements.

**INSPIRATION METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Inspiration Metropolitan District, The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for the City of Aurora on May 30, 2002 and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). On February 10, 2017, the District formally changed its name from Rocking Horse Metropolitan District No. 2 to Inspiration Metropolitan District. The District’s service area is located in the City of Aurora (the “City”) in Douglas County (the “County”). The District was established to provide financing for the design, acquisition, installation, construction and completion of public improvements and services, including water, sanitation, street, safety protection, park and recreation, transportation, television relay and translation and mosquito control improvements and services.

The District has no employees, and all administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenues

Property Taxes

Property taxes are levied by the District’s Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer’s election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

For property tax collection year 2026, HB24B-1001 set the assessment rates and actual value reductions as follows:

Category	Rate	Category	Rate
Single-Family Residential	6.25%	Agricultural Land	27.00%
Multi-Family Residential	6.25%	Renewable Energy Land	27.00%
Commercial	27.00%	Vacant Land	27.00%
Industrial	27.00%	Personal Property	27.00%
Lodging	27.00%	State Assessed	27.00%
		Oil & Gas Production	87.50%

**INSPIRATION METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (Continued)

Property Taxes – Regional ARI

The Amended and Restated Consolidated Service Plan for RockingHorse Metropolitan Districts Nos. 1 and 2, approved by the City of Aurora on August 6, 2004 (the “Amended and Restated Service Plan”), was subsequently amended by a First Amendment approved by the City of Aurora on March 24, 2025 (the “First Amendment”, and together with the Amended and Restated Service Plan, the “Service Plan”).

Since the time the original Service Plan was approved, the District entered into the South Aurora Regional Improvement Authority Establishment Agreement (the “Establishment Agreement”) and is a member district of the South Aurora Regional Improvement Authority (“SARIA”). The Establishment Agreement provides that SARIA is organized for the purpose of planning designing, constructing, installing, acquiring, relocating, redeveloping and financing regional improvements designated in the ARI Master Plans.

The First Amendment, approved by the City of Aurora on March 24, 2025, amended the definition of ARI Mill Levy in Section 2 of the Amended and Restated Service Plan so that the District shall impose the ARI Mill Levy as follows:

- one (1) mill for collection beginning in the first year of collection of a debt service mill levy by the district and continuing in each year thereafter through the twentieth (20th) year;
- five (5) mills from the twenty-first (21st) year through the fortieth (40th) year or the date of repayment of the debt incurred for Public Improvements, other than Regional Improvements, which ever first occurs; and
- for an additional ten (10) years, the mill levy shall be equal to the lesser of 30 mills or the mill levy imposed by such district in the tax year 2023 for collection in 2024.

Pursuant to the First Amendment, ARI mill levies may be adjusted for changes in the method of calculating assessment valuation or any constitutionally mandated tax credit, or abatement. Such mill levies may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted for changes occurring after January 1, 2004, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

The District first imposed a mill levy for debt service for the collection year 2011. Consistent with the Service Plan, and the Establishment Agreement, the District has pledged its ARI Mill Levy to SARIA.

In order to fund projects, SARIA may issue revenue bonds secured by the pledged revenues of the ARI Mill Levies by each of its member districts. The District remits the property taxes generated from the District imposed ARI mill levy, net of the cost of collections, to SARIA. SARIA issued its Series 2018 Special Revenue Bonds in the principal amount of \$11,265,000 on July 2, 2025, which were refunded in full by its Series 2025 Special Revenue Refunding and Improvement Bonds in the principal amount of \$39,660,000 that were issued on July 2, 2025.

**INSPIRATION METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (Continued)

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 7.5% of all the property taxes collected, excluding property taxes collected for ARI.

Interest Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 4.0%.

System Development Fees

On October 20, 2015, the District established a one-time system development fee of \$3,500 per residential unit for the overall cost of providing amenities and facilities benefitting property and inhabitants within the District. The Development Fee is automatically increased by the greater of two percent (2%) or the annual increase in the Consumer Price Index, Denver-Aurora-Lakewood area as published by the Bureau of Labor Statistics (the "Index"), effective January 1 of every year, both rounded to the nearest five dollars (\$5.00). The first adjustment occurred January 1, 2024. The annual fee for 2026 is \$3,740 per lot. The system development fee is calculated to defray the cost of funding Development Costs and reasonably distributes the burden in a manner based on the benefits received by persons paying and using the Facilities. The fees are payable by homebuilders at the time of issuance of a building permit.

Operating Fees

The District adopted a Resolution Concerning the Imposition of an Operations Fee on October 20, 2015, which has been subsequently updated. The Board does expect to raise the current Operations Fees for 2026. The recommended Fee for each residential unit and each vacant lot is \$331.50 per quarter and \$165.75 per quarter, respectively. The District also imposes a Transfer Fee on each residential unit transfer and each vacant lot transfer of \$500.

Expenditures

Administrative and Operating Expenditures

Administrative and operating expenditures have been provided based on estimates of the District's Board of Directors and consultants and include the services necessary to maintain the District's administrative viability and operations and maintenance of the District owned public facilities such as legal, accounting, insurance, utilities, landscaping, facilities management, snow plowing, and other expenses.

County Treasurer's Fees

County Treasurer's fees have been computed at 1.5% of property tax collections.

**INSPIRATION METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt Service

Principal and interest payments are provided based on the attached debt amortization schedules for the Notes and Bonds (defined below).

Debt and Leases

The District issued **Taxable (Convertible to Tax Exempt) Limited Tax (Convertible to Unlimited Tax) General Obligation Refunding Notes, Series 2021A-1** (the “2021A-1 Senior Notes”) and **Limited Tax (Convertible to Unlimited Tax) General Obligation Refunding Notes, Series 2021A-2** (the “2021A-2 Senior Notes”, and together with the 2021A-1 Senior Notes, the “Notes”), on November 9, 2021, in the respective amounts of \$60,180,000 and \$13,045,000. The District issued **Subordinate Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds, Series 2021B** (the “Bonds”) on December 7, 2021, in the amount of \$3,250,000.

Details of the Notes

The 2021A-1 Senior Notes were issued at the Taxable Rate of 3.91% per annum. On the Tax-Exempt Reissuance Date, which occurred on December 2, 2023, the 2021A-1 Senior Notes bear interest at the Base Rate of 3.13% until maturity.

The 2021A-2 Senior Notes bear interest at the Base Rate of 3.13% from the date of issuance until maturity.

The Notes mature on December 1, 2036.

Interest on the Notes is payable semiannually on June 1 and December 1, beginning on December 1, 2021. The Notes are subject to annual mandatory sinking fund principal payments due on December 1, beginning on December 1, 2022.

To the extent principal of any Note is not paid when due, such principal shall remain outstanding until paid, but in no event beyond the Discharge Date (defined below) and will continue to bear interest at the rate then borne by the Notes. To the extent interest on any Note is not paid when due, such unpaid interest shall compound semiannually on each June 1 and December 1 at the interest rate then borne by the Notes.

Discharge Date of the Notes

In the event that any amount of principal or interest on the Notes remains unpaid after the application of all Pledged Revenue available therefor on December 1, 2051 (the “Discharge Date”), the Notes and the lien of the Indenture securing payment thereof will be deemed discharged.

Optional Redemption of the Notes

The Notes are subject to redemption prior to maturity, at the option of the District, on any date, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
November 4, 2025, and thereafter	0.00

**INSPIRATION METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases (Continued)

Notes Pledged Revenue

The Notes are secured by and payable solely from and to the extent of Pledged Revenue, which means the moneys derived by the District from the following sources:

- (a) all Property Tax Revenues derived from imposition by the District of the Required Mill Levy and any other debt service mill levy;
- (b) the portion of the Specific Ownership Tax Revenues which is collected as a result of imposition of the Required Mill Levy;
- (c) all Development Fee Revenues; and
- (d) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Note Fund.

Required Mill Levy

The District has covenanted to levy the "Required Mill Levy," generally meaning:

- (a) prior to the Conversion Date of the Notes, an ad valorem mill levy imposed upon all taxable property of the District each year in an amount necessary to generate Property Tax Revenues which would be sufficient to pay the Annual Debt Requirements for the next Fiscal Year but not in excess of 50 mills (as adjusted for changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut, or abatement on or after January 1, 2004).
- (b) on and after the Conversion Date of the Notes, an ad valorem mill levy imposed upon all taxable property of the District each year in an amount necessary (without limitation as to rate) to generate Property Tax Revenues which would be sufficient to pay the principal of, premium if any, and interest on the Notes as the same become due and payable.

Conversion Date of the Notes

The "Conversion Date", as it relates to the Notes is the first date on which all of the following conditions are met: (a) the Senior Debt to Assessed Ratio is 50% or less; and (b) no amounts of principal or interest on the Notes are due but unpaid.

Details of the Bonds

The Bonds bear interest at 5.00%, payable annually on December 15, beginning on December 15, 2022. The Bonds are subject to annual mandatory sinking fund principal payments due on December 15, beginning on December 15, 2022, and maturing on December 15, 2036.

To the extent principal of any Bond is not paid when due, such principal shall remain outstanding until paid, but in no event beyond the Discharge Date of the Bonds (defined below) and will continue to bear interest at the rate then borne by the Bonds. To the extent interest on any Bond is not paid when due, such unpaid interest shall compound annually on each December 15 at the interest rate then borne by the Bonds.

**INSPIRATION METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases (Continued)

Discharge Date of the Bonds

In the event that any amount of principal or interest on the Bonds remains unpaid after the application of all Subordinate Pledged Revenue available therefor on December 15, 2051 (the “Discharge Date of the Bonds”), the Bonds and the lien of the Indenture securing payment thereof will be deemed discharged.

Optional Redemption of the Bonds

The Bonds are subject to redemption prior to maturity, at the option of the District, on December 15, 2026, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
December 15, 2026, to December 14, 2027	3.00%
December 15, 2027, to December 14, 2028	2.00
December 15, 2028, to December 14, 2029	1.00
December 15, 2029, and thereafter	0.00

Subordinate Pledged Revenue

The Bonds are secured by and payable solely from and to the extent of Subordinate Pledged Revenue, which means the moneys derived by the District from the following sources:

- (a) all Subordinate Property Tax Revenues derived from imposition by the District of the Subordinate Required Mill Levy;
- (b) the portion of the Subordinate Specific Ownership Tax Revenues which is collected as a result of imposition of the Subordinate Required Mill Levy;
- (c) all Development Fee Revenues; and
- (d) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Subordinate Bond Fund.

Subordinate Required Mill Levy

The District has covenanted to levy the “Subordinate Required Mill Levy,” generally meaning:

- (a) prior to the Conversion Date of the Bonds, an ad valorem mill levy imposed upon all taxable property of the District each year in an amount necessary to generate Subordinate Property Tax Revenues sufficient to pay the principal of, premium if any, and interest on the Bonds as the same become due and payable and to replenish the Subordinate Reserve Fund to the Subordinate Reserve Requirement, but not in excess of 50 mills, as adjusted, less the Senior Obligation Mill Levy;

**INSPIRATION METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases (Continued)

Subordinate Required Mill Levy (Continued)

(a) on and after the Conversion Date, an ad valorem mill levy imposed upon all taxable property of the District each year in an amount necessary (without limitation as to rate) to generate Subordinate Property Tax Revenues sufficient to pay the principal of, premium if any, and interest on the Bonds as the same become due and payable and to replenish the Subordinate Reserve Fund to the Subordinate Reserve Requirement.

Conversion Date of the Bonds

The "Conversion Date", as it relates to the Bonds, is the first date on which all of the following conditions are met: (a) the Debt to Assessed Ratio is 50% or less; (b) no amounts of principal or interest on the Bonds are due but unpaid; and (c) the amount on deposit in the Subordinate Reserve Fund is not less than the Subordinate Reserve Requirement.

The District has no operating or capital leases.

	Balance at December 31, 2024	Additions	Reductions	Balance at December 31, 2025
Governmental Activities:				
Notes/Loans/Bonds from Direct Borrowings and Direct Placements				
Series 2021A-1 Loan	\$ 58,170,000	\$ -	\$ 1,180,000	\$ 56,990,000
Series 2021A-2 Loan	12,390,000	-	255,000	12,135,000
Series 2021B Bonds	2,805,000	-	165,000	2,640,000
Subtotal Notes/Loans/Bonds from Direct Borrowings and Direct Placements	<u>73,365,000</u>	<u>-</u>	<u>1,600,000</u>	<u>71,765,000</u>
Total Long-Term Obligations	<u>\$ 73,365,000</u>	<u>\$ -</u>	<u>\$ 1,600,000</u>	<u>\$ 71,765,000</u>

	Balance at December 31, 2025	Additions	Reductions	Balance at December 31, 2026
Governmental Activities:				
Notes/Loans/Bonds from Direct Borrowings and Direct Placements				
Series 2021A-1 Loan	\$ 56,990,000	\$ -	\$ 1,265,000	\$ 55,725,000
Series 2021A-2 Loan	12,135,000	-	275,000	11,860,000
Series 2021B Bonds	2,640,000	-	175,000	2,465,000
Subtotal Notes/Loans/Bonds from Direct Borrowings and Direct Placements	<u>71,765,000</u>	<u>-</u>	<u>1,715,000</u>	<u>70,050,000</u>
Total Long-Term Obligations	<u>\$ 71,765,000</u>	<u>\$ -</u>	<u>\$ 1,715,000</u>	<u>\$ 70,050,000</u>

**INSPIRATION METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserve Funds

Operations Reserve

The Board is accumulating an operating reserve for future repairs and replacements of District owned public facilities.

Subordinate Reserve Fund

The Subordinate Reserve Fund was funded from proceeds of the Bonds in the amount of the Subordinate Reserve Requirement of \$154,500.

Amounts on deposit in the Subordinate Reserve Fund on the final maturity date of the Bonds will be applied to the payment of the Bonds on such date.

Subordinate Surplus Fund

The Bonds are additionally secured by the Subordinate Surplus Fund which will be funded by Subordinate Pledged Revenue that is not needed to pay debt service on the Bonds in any year and is deposited to and held in the Subordinate Surplus Fund, up to the Maximum Subordinate Surplus Amount of \$162,500.

Any amounts on deposit in the Subordinate Surplus Fund on the final maturity date of the Bonds will be applied to the payment of the Bonds on such date.

Emergency Reserve

The District has provided for an Emergency Reserve equal to at least 3.0% of the fiscal year spending as defined under TABOR.

This information is an integral part of the accompanying budget.

INSPIRATION METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2025

\$60,180,000

Taxable (Convertible to Tax Exempt) Limited Tax
(Convertible to Unlimited) General Obligation Refunding Notes
Series 2021A-1, Interest Rate 3.13% - 4.50%
Payable June 1 and December 1
Principal due December 1

Year Ending December 31,	Principal	Interest	Total
2026	\$ 1,265,000	\$ 1,783,787	\$ 3,048,787
2027	1,305,000	1,744,193	3,049,193
2028	1,395,000	1,703,346	3,098,346
2029	1,435,000	1,659,683	3,094,683
2030	1,530,000	1,614,767	3,144,767
2031	1,580,000	1,566,878	3,146,878
2032	1,680,000	1,517,424	3,197,424
2033	1,730,000	1,464,840	3,194,840
2034	1,835,000	1,410,691	3,245,691
2035	1,890,000	1,353,256	3,243,256
2036	2,145,000	1,294,099	3,439,099
2037	1,680,000	1,764,000	3,444,000
2038	1,815,000	1,688,400	3,503,400
2039	1,895,000	1,606,725	3,501,725
2040	2,045,000	1,521,450	3,566,450
2041	2,135,000	1,429,425	3,564,425
2042	2,295,000	1,333,350	3,628,350
2043	2,395,000	1,230,075	3,625,075
2044	2,565,000	1,122,300	3,687,300
2045	2,685,000	1,006,875	3,691,875
2046	2,870,000	886,050	3,756,050
2047	3,000,000	756,900	3,756,900
2048	3,200,000	621,900	3,821,900
2049	3,340,000	477,900	3,817,900
2050	3,560,000	327,600	3,887,600
2051	3,720,000	167,400	3,887,400
	<u>\$ 56,990,000</u>	<u>\$ 33,053,312</u>	<u>\$ 90,043,312</u>

INSPIRATION METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2025

\$13,045,000

Limited Tax (Convertible to Unlimited Tax)

General Obligation Refunding Notes

Series 2021A-2, Interest Rate 3.13% - 4.50%

Payable June 1 and December 1

Principal due December 1

Year Ending December 31,	Principal	Interest	Total
2026	\$ 275,000	\$ 379,826	\$ 654,826
2027	280,000	371,218	651,218
2028	300,000	362,454	662,454
2029	310,000	353,064	663,064
2030	330,000	343,361	673,361
2031	340,000	333,032	673,032
2032	360,000	322,390	682,390
2033	370,000	311,122	681,122
2034	395,000	299,541	694,541
2035	410,000	287,178	697,178
2036	460,000	274,345	734,345
2037	355,000	373,725	728,725
2038	385,000	357,750	742,750
2039	405,000	340,425	745,425
2040	430,000	322,200	752,200
2041	455,000	302,850	757,850
2042	485,000	282,375	767,375
2043	510,000	260,550	770,550
2044	545,000	237,600	782,600
2045	565,000	213,075	778,075
2046	605,000	187,650	792,650
2047	635,000	160,425	795,425
2048	675,000	131,850	806,850
2049	710,000	101,475	811,475
2050	755,000	69,525	824,525
2051	790,000	35,550	825,550
	\$ 12,135,000	\$ 7,014,555	\$ 19,149,555

See selected information and the summary of significant assumptions.

INSPIRATION METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2025

\$3,250,000

Subordinate Limited Tax (Convertible to
Unlimited Tax) General Obligation Bonds

Series 2021B, Interest Rate 5.00%

Payable December 15

Principal due December 15

Year Ending December 31,	Principal	Interest	Total
2026	\$ 175,000	\$ 132,000	\$ 307,000
2027	185,000	123,250	308,250
2028	195,000	114,000	309,000
2029	200,000	104,250	304,250
2030	210,000	94,250	304,250
2031	225,000	83,750	308,750
2032	235,000	72,500	307,500
2033	245,000	60,750	305,750
2034	260,000	48,500	308,500
2035	270,000	35,500	305,500
2036	440,000	22,000	462,000
2037	-	-	-
2038	-	-	-
2039	-	-	-
2040	-	-	-
2041	-	-	-
2042	-	-	-
2043	-	-	-
2044	-	-	-
2045	-	-	-
2046	-	-	-
2047	-	-	-
2048	-	-	-
2049	-	-	-
2050	-	-	-
2051	-	-	-
	\$ 2,640,000	\$ 890,750	\$ 3,530,750

See selected information and the summary of significant assumptions.

INSPIRATION METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2025

Year Ending December 31,	Total		
	Principal	Interest	Total
2026	\$ 1,715,000	\$ 2,295,613	\$ 4,010,613
2027	1,770,000	2,238,661	4,008,661
2028	1,890,000	2,179,800	4,069,800
2029	1,945,000	2,116,997	4,061,997
2030	2,070,000	2,052,378	4,122,378
2031	2,145,000	1,983,660	4,128,660
2032	2,275,000	1,912,314	4,187,314
2033	2,345,000	1,836,712	4,181,712
2034	2,490,000	1,758,732	4,248,732
2035	2,570,000	1,675,933	4,245,933
2036	3,045,000	1,590,443	4,635,443
2037	2,035,000	2,137,725	4,172,725
2038	2,200,000	2,046,150	4,246,150
2039	2,300,000	1,947,150	4,247,150
2040	2,475,000	1,843,650	4,318,650
2041	2,590,000	1,732,275	4,322,275
2042	2,780,000	1,615,725	4,395,725
2043	2,905,000	1,490,625	4,395,625
2044	3,110,000	1,359,900	4,469,900
2045	3,250,000	1,219,950	4,469,950
2046	3,475,000	1,073,700	4,548,700
2047	3,635,000	917,325	4,552,325
2048	3,875,000	753,750	4,628,750
2049	4,050,000	579,375	4,629,375
2050	4,315,000	397,125	4,712,125
2051	4,510,000	202,950	4,712,950
	<u>\$ 71,765,000</u>	<u>\$ 40,958,617</u>	<u>\$ 112,723,617</u>

See selected information and the summary of significant assumptions.

INSPIRATION METROPOLITAN DISTRICT
CLAIMS LISTING
February 1, 2026 - February 28, 2026

Txn Date	Vendor	Reference	Account Number	Account Name	Amount
General Fund					
02/03/26	Waste Connections of Colorado	9029558V311	7720	Trash collection	\$ 27,158.50
02/06/26	Xpress Bill Pay	INV-XP032447	7750-45111-10000	Lockbox Services	1,038.04
02/09/26	AED Professionals	113988	7582-45111-10001	Building Maintenance and Repairs	1,188.00
02/09/26	Altitude Community Law P.C.	1711JAN26	7460-45111-10001	Legal - Liens & Collections	1,198.00
02/09/26	BrightView Landscape Service, Inc	9644487	7595	Snow removal	414.06
02/09/26	BrightView Landscape Service, Inc	9645814	7582-45111-10013	Open Space Repair & Maintenance	959.15
02/09/26	BrightView Landscape Service, Inc	9661320	7859-45111-10001	Winter Water	13,799.99
02/09/26	BrightView Landscape Service, Inc	9663513	7595	Snow removal	552.08
02/09/26	BrightView Landscape Service, Inc	9666026	7582-45111-10013	Open Space Repair & Maintenance	251.26
02/09/26	Charles Taylor Engineering Technical Services, LLC	39354	7806	Reserve study	1,000.00
02/09/26	CliftonLarsonAllen LLP	L261020446	7450	Billing	9,872.95
02/09/26	CliftonLarsonAllen LLP	L261020446	7000	Accounting	10,954.00
02/09/26	Coreflection	1150	7750-45111-10011	Strategic Planning	5,674.00
02/09/26	FirstBank	\$Credit Card Dec/Jan26	7750-45111-10001	Digital Tools & Support	399.56
02/09/26	Pbc Professional Building Cleaning	4812	7582-45111-10001	Building Maintenance and Repairs	1,623.31
02/09/26	RTS Landscaping	8075	7585-45111-10005	Pond Maintenance and Certification	1,244.00
02/09/26	United Site Services	INV-5886571	7582-45111-10001	Building Maintenance and Repairs	450.00
02/10/26	Consolidated Divisions Inc.	2020240	7582-45111-10013	Open Space Repair & Maintenance	33,112.50
02/19/26	AMI- Advanced Management, LLC	3122	7451-45111-10001	Property Management Covenant Enforcement	5,500.00
02/19/26	Coreflection	1152	7750-45111-10011	Strategic Planning	5,674.00
02/19/26	Dang Chinh C&C Green Lawn Care LLC	5	7582-45111-10003	Landscape Maintenance	400.00
02/19/26	Public Alliance LLC	2109	7480	Miscellaneous	10.40
02/19/26	Public Alliance LLC	2109	7750-45111-10001	Digital Tools & Support	50.00
02/19/26	Public Alliance LLC	2109	7706-45111-10001	Office Supplies	75.17
02/19/26	Public Alliance LLC	2109	7582-45111-10001	Building Maintenance and Repairs	2,996.95
02/19/26	Public Alliance LLC	2109	7582-45111-10005	Irrigation System	2,998.94
02/19/26	Public Alliance LLC	2109	7440-45111-10001	Management Fee	46,416.50
02/19/26	RTS Landscaping	8091	7585-45111-10005	Pond Maintenance and Certification	1,244.00
02/19/26	RTS Landscaping	8095	7585-45111-10005	Pond Maintenance and Certification	5,835.00
02/19/26	Spencer Fane LLP	1492739	7460	Legal	7,527.00
02/20/26	Waste Connections of Colorado	9028740V311	7721-45111-10001	Waste Services	217.33
02/25/26	Merrick & Company	INV-10264342	7582-45111-10013	Open Space Repair & Maintenance	23,837.76
02/26/26	City of Aurora Water Department	A044888JAN26	7702-45111-10001	Water and Sewer	1,395.44
Total General Fund					\$ 215,067.89
Debt Service Fund					
02/09/26	Arbitrage Compliance Specialists, Inc	G9523	7460	Legal	\$ 1,950.00
Total Debt Service Fund					\$ 1,950.00
Capital Projects Fund					
02/25/26	Front Range Recreation, Inc	15935	7861-45111-10003	Reserve Fund Expenses	\$ 26,199.11
02/25/26	South Aurora Regional Improvement Authority	Jul-05	7750-45111-10002	Regional ARI Expense	860.77
Total Capital Projects Fund					\$ 27,059.88
Transfers					
02/05/26	Transfer from 1st Bank Checking to ColoTrust	Cover Payables			345,360.00
02/18/26	Transfer from ColoTrust to 1st Bank Checking	Cover Payables			81,000.00
02/05/26	Transfer from Xpress Bill Pay to 1st Bank	Billing Revenues			203,360.24
02/09/26	Transfer from First Bank to First Bank Credit Card	Credit Card Payment			399.56
02/18/26	Transfer from ColoTrust Reserve to 1st Bank Checking	Cover Payables			26,199.11
02/20/26	Transfer from Xpress Bill Pay to 1st Bank	Billing Revenues			1,420.32
02/03/26	Transfer from 1st Bank Checking to Bill Credit Card	Credit Card Payment			8,074.07
Total Transfers					\$ 665,813.30
Total Requisitions					-

Inspiration Club Committee Input March 2026 Inspiration Board Meeting

1. District Events since last report

Strategy Plan & Donuts – Feb 7

Good turn out. Residents discussed strategy options with committee members and directors.

Comedy Night – Feb 13

Approximately 40+ residents attended. Vinnie Montez put on a great show. We plan to schedule a comedy night at least once a year.

Fire Safety Presentation – Feb 19

2. Upcoming District Events

- * Snowman contest has started. We just need some snow!
- * Movie Night – Mar 6.
- * Aurora FD Seminar – Mar 19.
- * Spring Fling – Mar 28, 10am.

3. Group Events

Pilates Fitness Class

Continuing with morning classes on Tuesdays and Fridays (9am).

Indoor Yoga Class

Continuing with class on Saturday morning (9am).

4. Private Events

1 private event in February. No issues.

5. Other

- * Kids Stage – cancel.
- * Valentine's Coloring Contest.
- * Survey & 2026 Events.

Rea Heatherington
Inspiration Club Committee Co-Chair

INSPIRATION™

Monthly Report 3/10/2026

Number of open violations: 162

Last Inspection dates: February 6, 16, and March 4, 2026

Next Inspection dates: March 9, (update night inspection) 12 and 16, 2026

ARC Report:

Inspiration Metropolitan District

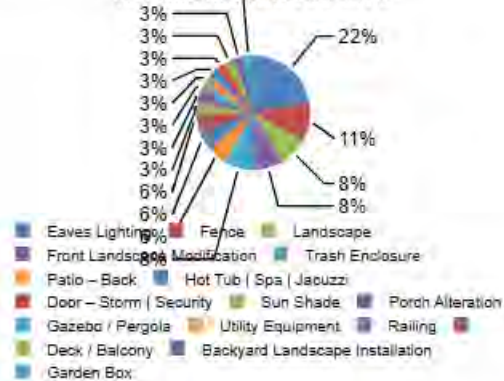
ARC Report - Detail for 2/1/2026 - 2/28/2026

SUMMARY

Approved	10
Deck / Balcony	1
Door - Storm Security	1
Garden Box	1
Landscape	2
Patio - Back	1
Railing	1
Sun Shade	1
Trash Enclosure	2
Approved with Conditions	14
Eaves Lighting	6
Fence	4
Front Landscape Modification	2
Hot Tub Spa Jacuzzi	1
Trash Enclosure	1
ARC Review	3
Hot Tub Spa Jacuzzi	1
Porch Alteration	1
Manager Review	2
Eaves Lighting	1
Utility Equipment	1
Request More Information	7
Backyard Landscape Installation	1
Door - Storm Security	1
Eaves Lighting	1
Front Landscape Modification	1
Gazebo / Pergola	1
Landscape	1
Patio - Back	1

Total 36

TOP DISTRIBUTION BY TYPE



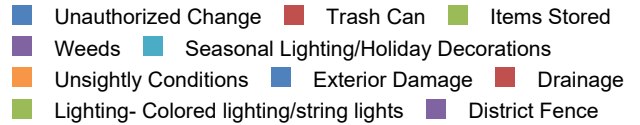
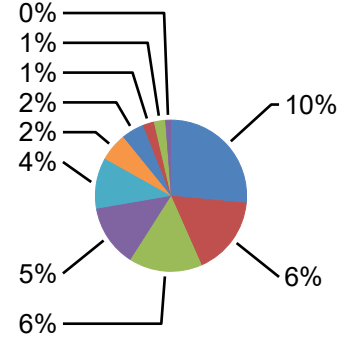
Inspiration Metropolitan District

Violation Report - Detail for 2/1/2026 - 2/28/2026

SUMMARY

Closed	41
Drainage	2
Dumping in Common Area	3
Exterior Damage	1
Fence	1
Items Stored	4
Lighting- Colored/ moving lighting	3
Lighting- eaves or soffit lighting	2
Lighting- Exterior Lighting on Patios, Decks, Pergolas, and in Rear Yards	2
Lighting- Unapproved lighting	1
Lighting-Unapproved Lighting/Seasonal Lighting/Holiday Decorations	2
Paint	1
Seasonal Lighting/Holiday Decorations	2
Trailer	1
Trash Can	5
Unauthorized Change	7
Unsightly Conditions	1
Weeds	3
Fine Limit Reached	4
District Fence	1
Items Stored	1
Unauthorized Change	1
Weeds	1
First Notice/Courtesy	88
Exterior Damage	1
Fence	1
Fence stain	5
Lighting- Colored/ moving lighting	26
Lighting- eaves or soffit lighting	16
Lighting- Exterior Lighting on Patios, Decks, Pergolas, and in Rear Yards	13
Lighting- non builder exterior lights	1
Lighting- Unapproved lighting	4
Seasonal Lighting/Holiday Decorations	4
Trash Can	6
Unauthorized Change	5
Unsightly Conditions	2
Weeds	2
Wind Chimes	2
Fourth Notice	3
Seasonal Lighting/Holiday Decorations	1
Unauthorized Change	1

TOP DISTRIBUTION BY TYPE



Inspiration Metropolitan District

Violation Report - Detail for 2/1/2026 - 2/28/2026

Weeds	1
Resolved	63
Critter Guard	3
Exterior Damage	1
Fence stain	44
Items Stored	5
Lighting- Colored lighting/string lights	1
Lighting- eaves or soffit lighting	1
Lighting-Unapproved Lighting/Seasonal Lighting/Holiday Decorations	3
Trash	1
Trash Can	1
Unauthorized Change	1
Weeds	2
Second Notice	17
Holiday Decorations	1
Items Stored	2
Lighting- Colored/ moving lighting	2
RV/Camper	1
Seasonal Lighting/Holiday Decorations	2
Unauthorized Change	7
Unightly Conditions	2
Send to Attorney	5
Exterior Damage	1
Items Stored	1
Trash Can	1
Weeds	2
Third Notice	3
Lighting- Colored lighting/string lights	1
Lighting- up lighting	1
Trash Can	1

224

INSP – Violation Summary Report

Overview

Total violations analyzed: **162**

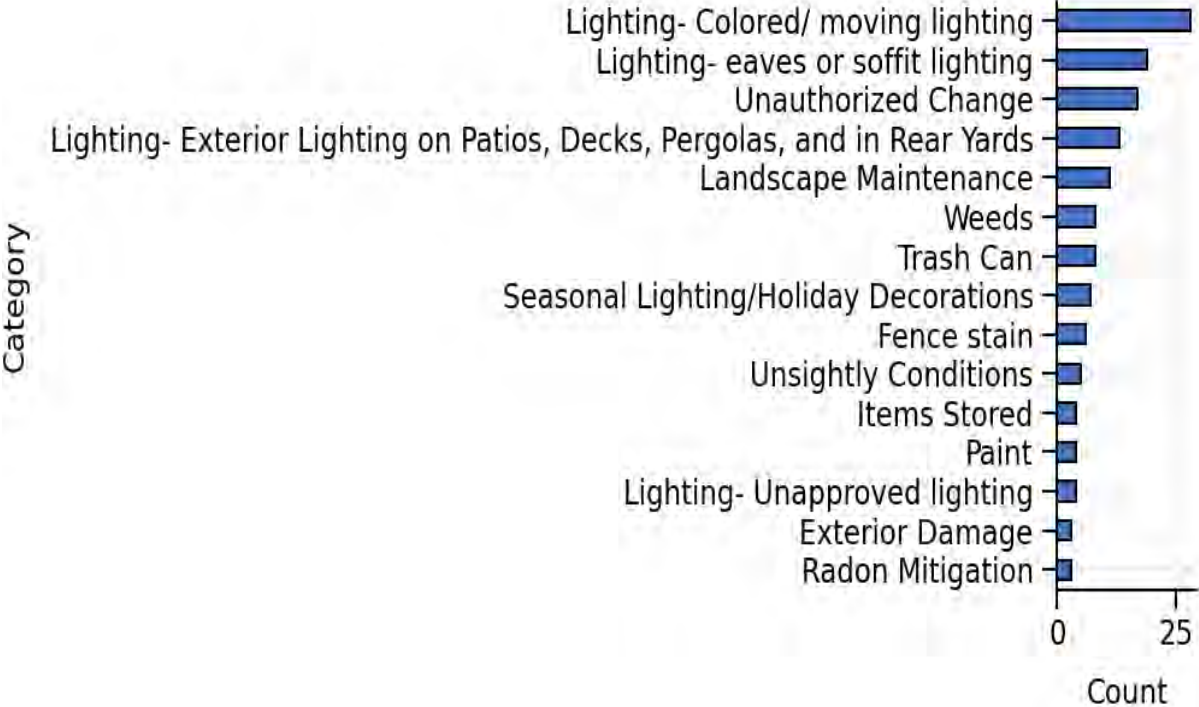
Unique properties: **127**

1) Violations by Category

Violation Category	Count
Lighting- Colored/ moving lighting	28
Lighting- eaves or soffit lighting	19
Unauthorized Change	17
Lighting- Exterior Lighting on Patios, Decks, Pergolas, and in Rear Yards	13
Landscape Maintenance	11
Trash Can	8
Weeds	8
Seasonal Lighting/Holiday Decorations	7
Fence stain	6
Unsightly Conditions	5
Lighting- Unapproved lighting	4
Paint	4
Items Stored	4
Radon Mitigation	4
Exterior Damage	3
Dead Tree- Tree Lawn	2
Backyard Landscape	2
Wind Chimes	2
Dumping in Common Area	2
Critter Guard	2
Vehicle	1
Lighting- Colored lighting/string lights	1
Holiday Decorations	1
Common area	1
Dead Tree- Front Yard	1
Lighting- up lighting	1
District Fence	1

RV/Camper	1
Fence	1
Lighting- non builder exterior lights	1
Tree Maintenance	1

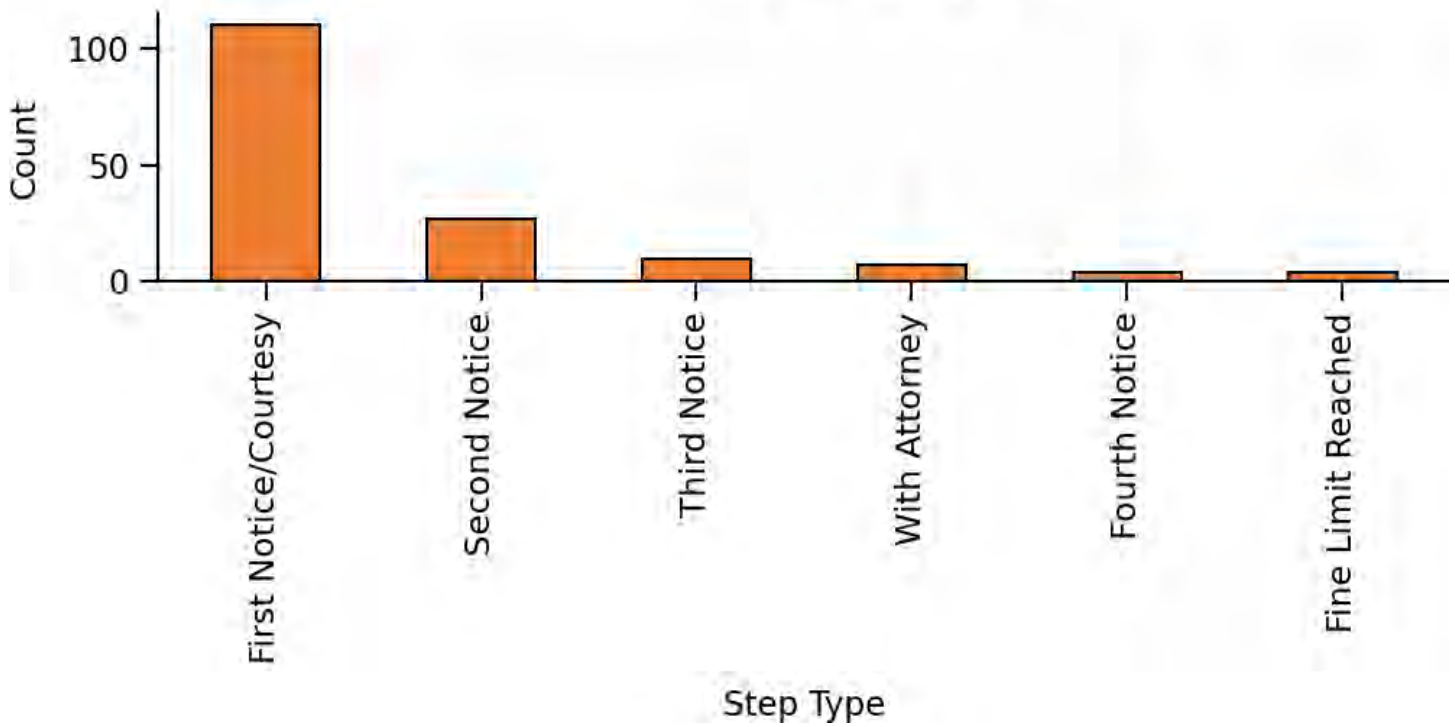
Violations by Category (Top 15)



2) Items by Step Type

Step Type	Count
First Notice/Courtesy	110
Second Notice	27
Third Notice	10
With Attorney	7
Fourth Notice	4
Fine Limit Reached	4

Items by Step Type



3) Items by Age Bucket

Age is calculated as the number of days from the Created Date to 2026-02-27.

Age Bucket	Count
Less than 30 days	102
31-60 days	9
61-90 days	1
Over 90 days	50

Items by Age Bucket (Created Date → Report Date)

