

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

Held: Tuesday, January 13, 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
David Bourcier
Ralph “Doug” Parris
Kimberly Kelleher

Director Forsman’s absence was excused.

Also present were:

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

The following members of the public were present: Rea Heatherington; Gary Pokorn, Michael Borman, Ken Barritt, Debbie Hardesty, Sandra Budden, Kathy Forsman, Sharon Macway, T.J. LeGare, Pamela Syverson, Susan Ford, Sally Van Der Kamp, Bruce Van Der Kamp, Les Frey, Steve Powers, Alisa Brayman, GEP, Dennis Colwell, Jay Hiles, Brian Higgins, Maurice Smith, Fernando Treviso; Allen Schubert, Walt Stevens, and Karen Chambers.

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 and excused the absence of Director Forsman.

Public Comment

There was no public comment at this time.

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 vote unanimously carried, the Board took the following actions:

- a. Approved December 9, 2025 Regular Meeting Minutes
- b. Accepted the November 18, 2025 Common Area Committee Minutes
- c. Accepted the November 3, 2025 Finance Committee Minutes
- d. Accepted the October 13, 2025, November 10, 2025, and December 8, 2025 Inspiration Club Committee Minutes
- e. Accepted the October 15, 2025 Residential Improvement Guidelines Committee Minutes
- f. Ratified approval of proposal from BrightView Landscape Services for Cobble Swale Expansion
- g. Ratified approval of proposal from BrightView Landscape Services for pruning along Vistas Trail

Management Updates

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

Proposal from Front Range Recreation for Activity Pool Heater: The Board entered into discussion to consider approval of the proposal from Front Range Recreation for replacement of the activity pool heater.

Following discussion, upon motion duly made by Director Kelleher, seconded by Director Bourcier, and upon vote unanimously carried, the Board approved the proposal from Front Range Recreation to replace the activity pool heater.

Legal Update

Legal counsel reported there were no significant items for the Board's consideration. The Board noted that, going forward, the Treasurer will execute all financial contracts on behalf of the District.

Inspiration Club Committee

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

Residential Improvement Committee

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

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.

Finance Committee

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

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

Financial Statements: The Board reviewed the unaudited financial statements for the period ending November 30, 2025.

Following discussion, upon motion duly made by Director Bourcier, seconded by Director Kelleher, and upon vote unanimously carried, the Board accepted the unaudited financial statements for the period ending November 30, 2025.

Payments of Claims: The Board reviewed the payment of claims for the period ending December 31, 2025.

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

2025 Audit: The Board reviewed and considered approval of an Engagement Letter with Haynie and Company to conduct the 2025 Audit.

Following discussion, upon motion duly made by Director Bourcier, seconded by Director Parris, and upon vote unanimously carried, the Board approved engagement of Haynie and Company to conduct the 2025 Audit.

2026 Reserve Study: The Board held a general discussion regarding the 2026 Reserve Study.

Common Area Committee

Common Area Committee Update: The Board received an update from Ms. LeGare regarding the Common Area Committee. The Board reviewed the list of 2026 projects.

Other Business

The Board conducted a brief review of the erosion project in the Lower Gulch area (Filing 16).

Public Comment

Mr. Dennis Colwell commended the community report/Manager's Report. He commented on the reserve study, noting potential challenges and recommending the District remain in the "strongly funded" category. He expressed concern that the District could face future funding issues if current Board intentions and funding practices do not carry forward year-over-year. Mr. Colwell also asked about bid process language in the event of a cost overrun.

Mr. Jay Hiles introduced himself as new to the community and thanked the Board and consultants for their efforts to keep the

community pristine. He echoed comments regarding the reserve study. He also asked whether the pool boiler price was reasonable. Management clarified that pricing had been sourced and that the original estimate was reduced following an energy analysis.

Ms. Susan Ford thanked the Board for the process and raised concerns regarding trash from builders in the southern area of the community. She also asked questions regarding the pool and the HCA. Director LeGare stated he would follow up and reach out.

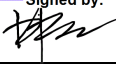
Next meeting

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, President LeGare adjourned the meeting at 8:35 p.m.

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

Signed by:


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Secretary for the Meeting