

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

Held: Tuesday, March 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, LLC; Attorney Heinrich, Spencer Fane LLP; Sharon Sulzle, AMI Community Association Management; and Melissa Antol, Coreflection.

The following members of the public were present: Alisa Brayman, Allen Schubert, Barbara Tung, Carla Baglione, Charlene Plowman, Crystal Roberts Browne, Dennis Colwell, Dirk Pantone, Gary Pokorn, Debbie Pokorn, Kathy Forsman, Les Frey, Maurice Smith, Michael Borman, Rea Heatherington, Sally Van Der Kamp, Bruce Van Der Kamp, Steve Powers, Teresa LeGare, and Travis Krabbenhoft.

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 motion duly made by Director Bourcier, seconded by Director Kelleher, and upon vote unanimously carried, the Board approved the agenda as presented.

Public Comment

No public comments at this time.

Consent Agenda

The Board considered the following items on the Consent Agenda:

- a. Approval of the February 10, 2026 Regular and Special Meeting Minutes;
- b. Acceptance of the February 2, 2026 Finance Committee Minutes;
- c. Acceptance of the February 9, 2026 Inspiration Club Committee Minutes;
- d. Acceptance of the November 4, 2025, December 1, 2025, and January 6, 2026 Strategic Plan Ad Hoc Committee Minutes;
- e. Acceptance of the January 20, 2026 Common Area Committee Minutes;
- f. Ratification of approval of proposal from LBJE Construction LLC to replace damaged fence posts and rails in the amount of \$1,380.00;
- g. Ratification of approval of proposal from Gebau Inc. for engineering review of Inspiration Club pool pergolas in the amount of \$2,400;
- h. Ratification of approval of proposal from Rocky Mountain Playground Services for Bark Park work in the amount of \$1,850.00;
- i. Ratification of approval of proposal from BrightView Landscape Services for Russian Olive post and stump removal in the amount of \$1,060.99;
- j. Ratification of approval of proposal from BR&D Landscape Inc. for pond maintenance in the amount of \$928.76;
- k. Ratification of approval of Gardner Painting LLC proposal for pool structure staining in the amount of \$3,650.00;
- l. Ratification of approval of Adroit Creative Solutions, LLC d/b/a Tree Ring Digital Master Service Agreement in the amount of \$1,450; and
- m. Ratification of approval of agreement with Charles Taylor Engineering Technical Services LLC for Underdrain Engineering Due Diligence in the amount of \$8,750, previously approved by Directors LeGare and Parris pursuant to the Tract Turnover Agreement.

Director Bourcier requested that item g be removed from the Consent Agenda for separate consideration.

Following discussion, upon motion duly made by Director Bourcier, seconded by Director Parris, and upon vote unanimously carried, the Board approved the Consent Agenda, excluding item g.

The Board then considered item g., ratification of approval of proposal from Gebau Inc. for engineering review of Inspiration Club pool pergolas in the amount of \$2,400.

Following discussion, upon motion duly made by Director Bourcier, seconded by Director Parris, and upon vote unanimously carried, the Board ratified approval of the proposal from Gebau Inc. for

engineering review of Inspiration Club pool pergolas in the amount of \$2,400.

Management Updates

Manager's Report: Ms. Devaney reviewed the Manager's Report with the Board. General discussion was held.

Agreement with LCM Waterfalls & Ponds LLC for Stormwater Pipe Clean Out: The Board considered ratification of approval of the agreement with LCM Waterfalls & Ponds LLC for stormwater pipe clean out in the amount of \$35,040, previously approved by the Board via email due to off-season urgency.

Following discussion, upon motion duly made by Director Bourcier, seconded by Director Parris, and upon vote unanimously carried, the Board ratified approval of the agreement with LCM Waterfalls & Ponds LLC for stormwater pipe clean out in the amount of \$35,040.

Proposal from Gardner Painting LLC for 2026 Fence Staining: The Board considered approval of the proposal from Gardner Painting LLC for 2026 fence staining in the amount of \$63,888.00.

Following discussion, upon motion duly made by Director Kelleher, seconded by Director Bourcier, and upon vote unanimously carried, the Board approved the proposal from Gardner Painting LLC for 2026 fence staining in the amount of \$63,888.00.

Proposal from ATR Landscape LLC for Service Road Scraping: The Board considered approval of the proposal from ATR Landscape LLC for service road scraping in the amount of \$6,500.00.

Following discussion, upon motion duly made by Director Bourcier, seconded by Director Parris, and upon vote unanimously carried, the Board approved the proposal from ATR Landscape LLC for service road scraping in the amount of \$6,500.00.

Proposal from PlanIT Geo for TreePlotter Renewal: The Board considered approval of the proposal from PlanIT Geo for a three-year subscription renewal to TreePlotter in the amount of \$3,500 annually for a total of \$10,500.

Following discussion, upon motion duly made by Director Forsman, seconded by Director Bourcier, and upon vote unanimously carried, the Board approved the proposal from PlanIT Geo for a three-year subscription renewal to TreePlotter in the amount of \$3,500 annually for a total of \$10,500.

Final Phase of Public Art Installation by Nine Dot Arts: The Board considered approval of the final phase of the public art installation by Nine Dot Arts in the amount of \$25,916.00.

Following discussion, upon motion duly made by Director Forsman, seconded by Director Kelleher, and upon vote unanimously carried, the Board approved the final phase of the public art installation by Nine Dot Arts in the amount of \$25,916.00.

Legal Update

Attorney Heinrich reported there were no legal updates at this time and noted legislative updates would be provided in April.

Strategic Plan Ad-Hoc Committee

Committee Report: Mr. Smith provided an update to the Board from the Strategic Plan Ad-Hoc Committee, including a general update regarding the schedule for the strategic plan.

Finance Committee

Finance Committee Monthly Report: Director Bourcier presented the Finance Committee Report.

Cash Flow: Director Bourcier presented the January 2026 cash flow to the Board.

Financial Statements: The Board reviewed the unaudited financial statements for the period ending January 31, 2026.

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 January 31, 2026.

Payments of Claims: The Board reviewed the payment of claims for the period ending February 28, 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: Mrs. 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.

Residential Improvement Committee

Residential Improvement Committee Update: Mr. Schubert provided an update from the Residential Improvement Committee. He reported that two guideline changes will be recommended to the Board in April. Mr. Schubert further reported that the Committee reviewed the Seasonal Lighting Guidelines and voted to keep them unchanged.

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

Other Business

Website Accessibility and Redesign: Director Forsman raised the topic of website accessibility and redesign. General discussion ensued regarding potential options. Public Alliance was requested to source options for Board review. Directors Forsman and Kelleher will participate in the review process.

Tree Recommendation: It was noted that Public Alliance will bring forward a tree recommendation in April.

Public Comment

Mrs. LeGare commented regarding the strategic plan process. She stated that she believed all members of the Committee should have been aware of the changes and increases to cost. Mrs. LeGare further expressed that she is excited about the process and results and is looking forward to the next steps.

Ms. Heatherington requested that the Board look into landmark naming for all NACs and trails and the installation of signage.

Mr. Pokorn thanked the Board for its service.

Mr. Colwell echoed Ms. Heatherington's comments and requested signage at trails and NACs.


Next meeting

The next meeting is:
Regular Meeting – April 14, 2026 at 6:30 p.m.

Adjournment

There being no more business for the Board to consider, President LeGare adjourned the meeting at 8:21 p.m.

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



Secretary for the Meeting