

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

Held: Tuesday, April 14, 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

Also present were:

AJ Beckman, Kate Innes, Karis Clark, Justin Janca, James Dugan, Natalyn Waltz, and Madison Korth, Public Alliance, LLC; Laura Heinrich, Esq., Spencer Fane LLP; Sharon Sulzle, AMI Community Association Management; and Melissa Antol, Coreflection.

The following members of the public were present: TJ Legare, Pamela Syverson, Ken Barritt, Rea Heatherington, Michael Borman, Carla Baglione, Jaci Gentile, Alisa Braymen, Lacy Bolger, Les Frey, Gary Pokorn, Debbie Pokorn, Yolanda Treviso, Peter Woeber, Gail Green, Susan Ford, Sue White, Steve Powers, Travis Krabgenhoft, and Maurice Smith.

**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. by Director LeGare. The absence of Director Forsman was excused.

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

**Public Comment**

There was no public comment at this time.

## Consent Agenda

The Board considered the following items on the Consent Agenda:

- a. Approved the March 3, 2026 Work Session Minutes and March 10, 2026 Regular Meeting Minutes.
- b. Accepted the March 2, 2026 Finance Committee Minutes.
- c. Accepted the March 9, 2026 Inspiration Club Committee Minutes.
- d. Accepted the February 17, 2026 Common Area Committee Minutes.
- e. Ratified approval of the proposal from BrightView Landscape Services for Wasp Gall 2026 Plant Health Care in the amount of \$4,818.18 from the Tree Maintenance account.
- f. Ratified approval of the proposal from BrightView Landscape Services for Hackberries and Elm 2026 Plant Health Care in the amount of \$4,445.46 from the Tree Maintenance account.
- g. Ratified approval of the proposal from BrightView Landscape Services for Pathfinder Park turf seed and fertilizer application in the amount of \$4,559.00 from the Landscape Maintenance account.
- h. Ratified approval of the proposal from BrightView Landscape Services for Bear Park turf seed and fertilizer application in the amount of \$1,238.00 from the Landscape Maintenance account.
- i. Ratified approval of the proposal from BrightView Landscape Services for rock wattle removal project in the amount of \$450.00 from the Landscape Maintenance account.
- j. Ratified approval of the proposal from LBJE Construction LLC for mesh fence repair in the amount of \$200.00 from the Fences/Walls account.
- k. Ratified approval of the agreement with Tree Analysis Group for tree inspection services in the amount of \$4,660.00 from the Tree Maintenance account.

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

## Management Updates

**Manager's Report:** Mrs. Innes reviewed the Manager's Report with the Board. Mrs. Innes reported that Public Alliance was working with legal counsel to approve spending authority for all Public Alliance staff, including Mr. Dugan. Mrs. Innes further reported that the spending authority would not be limited to landscaping items and would also include facilities matters.

**Aurora Water Restrictions:** Mr. Janca reported that the City was imposing a 20 percent reduction in all watering allocations during the restriction period. Mr. Janca reported that irrigation had been adjusted to reduce consumption. Director Bourcier requested that Public Alliance research which two days homeowners would be permitted to irrigate.

**Grass Replacement Incentive Program:** Mr. Janca reported that the District was working on a Grass Replacement Incentive Program.

**Proposal from BrightView Landscape Services for 2026 Plant Health Care:** The Board considered approval of the proposal from BrightView Landscape Services for 2026 Plant Health Care in the amount of \$58,476. Director Parris inquired about the effectiveness of ash borer spray. Ms. Waltz noted that spraying the trees may help extend their life.

Following discussion, upon motion duly made by Director Parris, seconded by Director Bourcier, and upon vote unanimously carried, the Board approved the proposal to be funded from the Tree Maintenance budget.

**Proposal from BrightView Landscape Services for Moisture Manager:** The Board considered approval of the proposal from BrightView Landscape Services for Moisture Manager application in the amount of \$11,233.33 from the Landscape Maintenance account.

Following discussion, upon motion duly made by Director Parris, seconded by Director Bourcier, and upon vote unanimously carried, the Board approved the proposal.

**Proposal from Potestio Brothers Equipment for Electric TE Gator:** The Board considered approval of the proposal from Potestio Brothers Equipment for an electric TE Gator in the amount of \$16,412.77. Director LeGare noted that the Board had rented golf carts in the past. Based on prior rentals, Director LeGare noted that the repayment timeline was expected to be approximately four years.

Following discussion, upon motion duly made by Director Kelleher, seconded by Director Bourcier, and upon vote unanimously carried, the Board approved the proposal to be funded from the Capital Outlay account.

**Legal Updates**

Attorney Heinrich reported that the legislative session would end on May 13. Attorney Heinrich further reported that House Bill 26-1209, Temporary Decrease Statutory Property Tax Revenue Limits, which would have reduced the amount of property tax revenue that certain taxing entities may raise, was not moving forward.

**Residential Improvement Guidelines Committee**

**Residential Improvement Committee Update:** Mr. Schubert provided an update from the Residential Improvement Guidelines Committee. Mr. Schubert reported that the Committee was doing a good job of keeping up with submissions and that there were only four outstanding requests at that time.

**Proposed Guideline Changes:** Mr. Schubert reviewed the proposed guideline changes to Sections 4.15, 4.22, 4.32.2, 4.32.3, 5.12, and 5.14.1. Director Kelleher noted that, once updated, the guidelines should be posted on the website. Mr. Schubert noted that he would

coordinate with Ms. Clark to issue an e-blast as well.

Following discussion, upon motion duly made by Director Parris, seconded by Director Bourcier, and upon vote unanimously carried, the Board approved the proposed guideline changes.

**AMI Update:** Ms. Sulzle reviewed the AMI report with the Board. The Board discussed drought restrictions. Director LeGare requested that Public Alliance distribute the relevant sections of Aurora Water’s guidelines as they relate to trees. Ms. Sulzle noted that enforcement would need to be modified.

**Strategic Plan Ad-Hoc  
Committee**

**Committee Update and Draft Strategic Plan:** Mr. Smith and Ms. Antol reported that the Strategic Plan was complete and included in the meeting packet. Following discussion, upon motion duly made by Director Parris, seconded by Director Kelleher, and upon vote unanimously carried, the Board approved the Strategic Plan for publication, subject to revision of the reference from Hilltop “Club” Association to Hilltop “Community” Association.

Director Parris recommended that the Board invite Ms. Antol to present the Strategic Plan to the community at the May 12, 2026 Board meeting. Ms. Antol noted that there would be no additional charge for presenting the plan. The Board directed that Ms. Antol’s presentation be placed near the beginning of the agenda for the May 12, 2026 Board meeting. Ms. Antol further noted that she would work with Ms. Clark on publication of an e-blast.

**Finance Committee**

**Finance Committee Monthly Report:** Mr. Barritt reviewed the Finance Committee monthly report. Mr. Barritt reported that the Committee had recently given two presentations, one at the Community Center and one at the Hilltop Club. Mr. Barritt further reported that the presentation was available on the website and was focused on mill levy and property tax calculations.

**Cash Flow:** The Board reviewed the February 2026 Cash Flow.

**Financial Statements:** The Board reviewed the unaudited financial statements for the period ending February 28, 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 February 28, 2026.

**Payments of Claims:** The Board reviewed the payment of claims for the period ending March 31, 2026. 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.

**Common Area Committee**

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

**Proposal for Concrete and Cobble Work:** Mrs. LeGare reviewed a proposal for concrete and cobble improvements in 16 areas at an estimated cost of \$52,131. Following discussion, upon motion duly made by Director Parris, seconded by Director Bourcier, and upon vote unanimously carried, the Board approved the proposal.

**Inspiration Club Committee**

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

**Other Business**

**Filing 16 Erosion Report:** Director LeGare reviewed with the Board the extent of the erosion issue. Director LeGare reported that the District had engaged an engineer to design a drainage solution. Director LeGare further reported that the latest cost estimate to address the issue was approximately \$400,000 to \$500,000, depending on the final design approved by the City. Director LeGare recommended that the design work be placed on hold and that the Board instead pursue repairs to the existing erosion issue. Director LeGare noted that bids for the repair work would be presented at a future Board meeting. Director LeGare further noted that, due to the urgency of the work, it may be necessary to poll Directors between Board meetings. Attorney Heinrich recommended that the Board call a special meeting for approval, if possible. It was anticipated that recommendations would be available for the June or July Board meeting.

**Public Comment**

Ms. Heatherington requested that the Board add signage at the NACs to clarify their names. Ms. Heatherington noted that events would be scheduled at various NACs during the year

Ms. Bolger noted that current documents refer to the Hilltop “Club” Association. Director LeGare noted that the District would confirm the correct reference with the District Manager for the Hilltop Club.

Ms. Syverson noted that there had previously been signage with “pockets” for flyers and expressed a desire to see those reinstated. Director LeGare noted that he would discuss the matter with the Common Area Committee and Public Alliance.

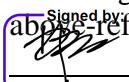
**Next meeting**

The next meeting is:  
Regular Meeting – May 12, 2026 at 6:30 p.m.

**Adjournment**

There being no more business for the Board to consider, President LeGare adjourned the meeting at 7:57 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