

MINUTES OF THE MEETING OF THE RESIDENTIAL
IMPROVEMENT GUIDELINES COMMITTEE OF
INSPIRATION METROPOLITAN DISTRICT
Held: Wednesday, February 18th, 2026, at 5:30 p.m.
via videoconference and in person at the Inspiration
Club.

Attendance

The regular meeting of the Residential Improvement Guidelines Committee was called to order and held as shown above and in accordance with the applicable statutes of the State of Colorado. The following members, having been approved by the Board of Directors to serve on the Committee, were in attendance:

Allen Schubert (Chair)
Chris Bolz (Vice Chair)
Rick Forsman (Board Liaison)
William Koller
Steve Powers
Jared Berge
Carla Baglione
Chuck Wagner

Daniel Roysden was absent. From the public, Gary Pokorn, Les Frey, Teresa LeGare and Pamela Syverson were present. Also, present were Sharon Sulzle, Meghan Hutchins, and Dara Watson of AMI.

Call to Order

Chair Schubert noted that a quorum of the Committee was present, and the meeting was called to order at 5:30 pm.

Agenda Approved

The agenda was reviewed and unanimously approved.

January Minutes

The January minutes were reviewed and unanimously approved.

Public Comment

Gary Pokorn spoke stating his appreciation for the Committee and the job they are doing.

Board Report

Board Liaison Forsman gave a summary of February's Board Meeting.

Compliance Report

Ms. Sulzle presented the compliance and design request report.

New City of Aurora Tree Rules

Ms. Sulzle presented the new requirements for trees the City of Aurora is putting into effect. It was determined that there are some required changes needed to be made to the Guidelines so they will meet the new City Requirements. These changes will be made and the revised Guidelines will be sent to the IMD Board for approval.

Composting Guidelines Revisited

As a result of a request from a Director of the IMD Board, Chair Schubert brought up the need to revise the Composting Guidelines to provide clearer direction to residents who want to compost. Ms. Baglione volunteered to research and rewrite the guidelines to be presented at the next meeting for discussion.

Seasonal Lighting Revisited

The IMD Board Chairman asked the Committee to review the current Seasonal Lighting Guidelines. Chair Schubert presented the reasons for the current guidelines and asked the Committee if the current Guidelines are still appropriate or if something has changed necessitating a change in the Committee’s recommendation to the Board. Chair Schubert invited members of the public in attendance to offer their thoughts.

Teresa LeGare spoke on her preference to keep the guidelines as they are currently.

Pamela Syverson spoke on how she wanted the soffit lights for security, and to expand the holidays allowed, but appreciated the discussion and history on how the current guidelines were written.

After listening to the members of the public in attendance of the meeting and discussing it further, the Committee determined that it will not recommend a change to the Seasonal Lighting Guidelines to the Board.

Other Business

Chair Schubert brought up an issue where the Committee has approved at least one request for a deck that did not meet the Guidelines related to the wrapping of the deck support posts. Per AMI’s legal counsel, if the Committee approves a resident’s request that does not meet the specific requirements in the Guidelines (in this case, wrapping of deck posts), the resident can rely on the Committee’s approval despite being in nonconformance with the Guidelines. Chair Schubert reinforced the importance of the Committee verifying that the

Guidelines are being met when reviewing resident requests.

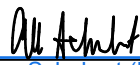
Public Comment

Having spoken earlier in the meeting there were no Public Comments at this time.

Adjournment

There being no further business before the Committee, the Committee determined to adjourn the meeting at 6:47 pm.

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

Secretary 
Allen Schubert (May 22, 2026 18:08:24 MDT)