

INSPIRATION METROPOLITAN DISTRICT
REGULAR MEETING
May 12, 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. Strategic Plan

- a. Final Strategic Plan Presentation by Melissa Antol, COREflection (enclosure)
- b. Board Discussion and Comments
- c. Public Comment and questions
- d. **ACTION REQUIRED**: Dissolution of Strategic Plan Ad-Hoc Committee

6. 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 April 14, 2026 Regular and Special Meeting Minutes (enclosures)
- b. Approve the October 3, 2025 and December 18, 2025 Work Session Minutes (enclosures)
- c. Accept the April 6, 2026 Finance Committee Minutes (enclosure)
- d. Accept the April 13, 2026 Inspiration Club Committee Minutes (enclosure)
- e. Accept the March 17, 2026 Common Area Committee Minutes (enclosure)

- f. Accept the January 21, 2026, February 18, 2026, March 18, 2026 Residential Improvement Guidelines Committee Minutes (enclosures)
- g. Accept the February 3, 2026 Strategic Plan Ad Hoc Committee Minutes (enclosure)
- h. Ratify approval of proposal from BrightView Landscape Services for Rock Wattle Removal Project in the amount of \$450 from the Open Space Repairs & Maintenance account (enclosure)
- i. Ratify approval of proposal from LBJE Construction LLC for removal and replacement of three (3) Little Libraries in the amount of \$1,360 from the Plants, Hardscapes, and Other account (enclosure)
- j. Ratify approval of proposal from LBJE Construction LLC for the installation of the shade sail at Pathfinder Park in the amount of \$360.00 from the Plants, Hardscapes, and Other account (enclosure)
- k. Ratify approval of the proposal from LBJE Construction LLC for the replacement of broken fence rails throughout the community in the amount of \$1880.00 from the Fences/Walls account (enclosure)
- l. Ratify approval of the proposal from LBJE Construction LLC for the replacement of broken posts at the Inspiration Club in the amount of \$720.00 from the Fences/Walls account (enclosure)
- m. Ratify approval of proposal from Nature's Workforce for Broadcast Spray of Access Roads in the amount of \$614.06 from the Open Space Repairs & Maintenance account (enclosure)
- n. Ratify approval of a proposal from C&C Green Lawn Care LLC for Perennial Planting, as approved by Board Email Poll, in the amount of \$11,300 from the Plants, Hardscapes, and Other account. (enclosure)

7. Manager Updates

- a. Review Manager's Report (enclosures)
- b. Review Resilient Roots - Native Area Report (enclosure)
- c. **ACTION REQUIRED**: Consider approval of proposal from Smart-Link for the Annual Irrigation Controller System in the amount of \$12,870 from the Irrigation System account (enclosure)
- d. **ACTION REQUIRED**: Consider approval of the 2027 Landscape Maintenance RFP (enclosure)
- e. **ACTION REQUIRED**: Consider creation of a Website Ad Hoc Committee to assist with developing a budget, identifying a vendor, and coordinating development of a new District website.

8. Legal Updates

9. Inspiration Club Committee

- a. Inspiration Club Committee Update (enclosure)
- b. **ACTION REQUIRED**: Ratify approval of Updated Club Policy and District Fitness Class Waiver (enclosures)
- c. **ACTION REQUIRED**: Consider approval of purchase of replacement pool furniture at the amount of \$5,898 from the Pool Maintenance account (enclosure)
- d. Other

10. Residential Improvement Guidelines Committee

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

11. Common Area Committee

- a. Common Area Committee Update
- b. Other

12. Finance Committee

- a. Finance Committee Monthly Report
- b. Presentation of March 2026 Cash Flow (enclosure)
- c. **ACTION REQUIRED**: Review and consider acceptance of unaudited financial statements for the period ending March 31, 2026 (enclosure)
- d. **ACTION REQUIRED**: Review and consider ratification and approval of payment of claims for the period ending April 30, 2026 (enclosure)
- e. **ACTION REQUIRED**: Conduct 2025 Budget Amendment Public Hearing and Consider Adoption of Resolution to Amend 2025 Budget (enclosures)
- f. Other

13. Other Business

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 June 9, 2026 at 6:30 p.m.

INSPIRATION™

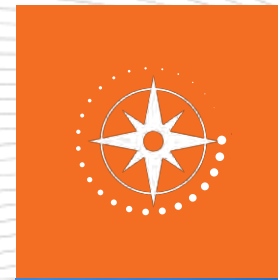
METROPOLITAN
DISTRICT



Strategic Plan

2026-2031

A Community-Driven Roadmap for the Future



Purpose of Our Strategic Plan



- First comprehensive roadmap for the District.
- Aligns community priorities and Board decisions.
- Guides investments, services, and operations.



This strategic plan will help guide how the community continues to care for its assets, respond to resident priorities, and plan for the future together.



About Inspiration Metropolitan District



■ Understanding Our Community



2026 IMD Outlook

1,916

Total
Homes

3,800

Adult
Residents

1,024

Age Restricted 55+
Homes

892

All Ages Homes

Residents enjoy more than

12

miles of
paved trails

8

Parks and
NACs

Community Area

583

acres of
residential homes

440

acres of parks
and open space

A community pool and facility, Neighborhood Activity Centers (NACs), and a wide variety of shared spaces designed to support an active and connected lifestyle.

■ Inspiration Governance & Operations

- IMD is governed by five Board of Directors elected by residents. The Board sets policies, develops and oversees budgets, and long-term planning for community assets.
- Day to day operations are handled by a professional district management firm.
- District services are funded through property taxes and quarterly operating fees.

■ Services

IMD directly manages:

- Parks, trails, open spaces, and common areas
- Neighborhood Activity Centers and community amenities
- Trash and recycling service
- Community programs and communications
- Architectural review and covenant enforcement
- Snow removal on District-owned trails and parking areas

Plan Development Process



- Eight (8) - Month Strategic Planning Effort.
- Led by a Strategic Planning Ad Hoc Committee composed of community members, Board representatives, and members of existing District Standing Committees.
- The Strategic Plan Ad Hoc Committee partnered with the Board to review community input, analyze emerging themes, and provide recommendations.
- Iterative process to shape the District's strategic priorities, goals, and initiatives.



Community Engagement



Where We've Been: Engagement Formats

Community Workshops, Committee Meetings & Engagement Opportunities

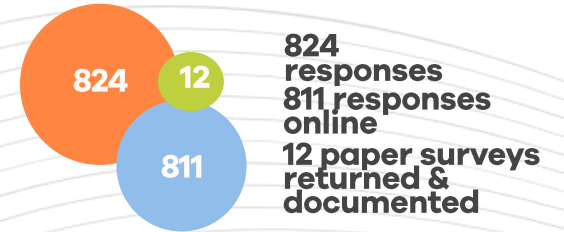
- Fall Fest Pop-Up Workshop
- Inspiration Club Game Night Pop-Up Workshop
- Hilltop Community Open House
- IMD Committee Meetings
- Resident Focus Groups to Review Draft Plan
- Inspiration Metro District Community Open House-Draft Plan Showcase

Communications & Promotion

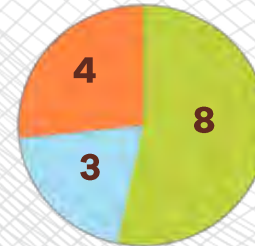
- Project website
- Email blasts
- E-Newsletters (Inspiration & Hilltop)
- Information & Event flyers



Community Survey (online + paper)



Work Sessions for Plan Development



- Ad Hoc Committee for Strategic Plan
- Board of Director Work Sessions
- Monthly SPAC/Board Meetings

22%

of District residents completed the Community Survey, a strong return rate for a community of our size!

Additionally, over 150 comments were collected at community meetings & pop-up events.

Individual Interviews

5

Board of Directors

5

Committee Chairs

7

S.P.A.C. Members

3

Stakeholders: (Aurora City Council Rep. & IMD Management Companies)



What We Heard:

Priorities for the Future and What You Value Most About Inspiration Metro District

“ Making everyone feel involved in the community and our “bigger family”. Having people take pride in the community where they live.

“ Fiscal responsibility and open communication/engagement. Listen to the homeowners.

“ Bringing the community physically together through increased use of our community facilities, parks, and trails.

“ Plant trees and native landscaping, remove grass and reduce our water dependency.

“ Increase traffic safety by controlling cut through traffic, enforcement and more stop signs.

“ Maintain financial stability while managing the increasing cost of services and the desire to improve facilities and amenities.



Vision & Mission



Vision Statement

We are a welcoming and engaged community that provides a safe, beautifully maintained environment where residents truly feel at home.



Mission Statement

The Inspiration Metropolitan District strives to improve the quality of life for residents and fosters a highly desirable community identity by following efficient, ethical and fiscally responsible practices.

Guiding Principles



The Inspiration Metro District's Guiding Principles define the core values and standards that shape how the District governs, makes decisions, and serves the community.

They act as a north star for the Board of Directors, Committees, and partners. They inform priorities, guide conduct and behavior, and ensure that policies, investments, and daily actions are aligned with the long-term vision and best interests of the residents.

■ Ensure Fiscal Responsibility

We practice transparent fiscal stewardship by maintaining reserves, budgeting wisely, managing costs, and following standard accounting protocols to strengthen the IMD community's well-being.

■ Aspire to be a Model of Environmental Responsibility

We promote environmental responsibility through water conservation, open space preservation, robust recycling programs, climate-appropriate landscaping, and legislative advocacy.

■ Welcome, Include and Engage Residents

We foster an inclusive, connected community by encouraging participation and volunteerism, welcoming diverse perspectives, and ensuring every voice is valued.

■ Preserve the Character of the Community

We work with residents to apply covenant and guideline requirements, promote community safety, champion IMD's priorities with partner agencies, and surrounding local governments.

Strategic Priorities



- Strategic priorities define the District's long-term focus to ensure decisions, investments, and initiatives over the next five years remain aligned with the community's vision.
- Each Strategic Priority is supported by a series of goals and initiatives.
- Goals describe the outcomes the District is working toward. Initiatives identify the key actions and projects that will move the District toward achieving those outcomes.



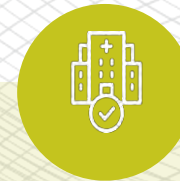
**Promote & Support
Community
Engagement**



**Exercise Long-term Financial
Discipline &
Planning**



**Advocate Internally &
Externally to
Maintain
Public Safety**



**Maintain &
Improve
Community
Infrastructure
& Amenities**



**Advance
Environmental
Initiatives**

Goals & Initiatives



Goals and initiatives identify how strategic priorities will be advanced



Promote & Support Community Engagement

GOAL 1: Expand communication, and education events with residents.

GOAL 2: Increase residents understanding of the Inspiration Metro District.

GOAL 3: Increase awareness and coordination across the community to enhance utilization of resources and participation in activities.

ALIGNMENT WITH GOALS

INITIATIVES

1.1

Organize recurring in-person gatherings across the Inspiration Metro District neighborhoods to share District updates, events, and activities and to strengthen resident connections across neighborhoods.

1.2

Strengthen communications across the District by coordinating with the Hilltop Club to encourage more information sharing about meetings, events and District wide decisions that impact all residents. Distribute communication updates and calendar links through newsletters and email blasts to increase resident awareness across neighborhoods.

2.1

Establish a volunteer-based Welcoming Committee that reaches out to new residents within the Metro District in order to educate & improve communication with IMD residents.

2.2

Implement education-focused communication to clarify covenants and guidelines, promote compliance, and reduce enforcement actions.

2.3

Produce and publish a series of 1–2 minute educational videos on the District’s website to explain key district-related topics, improve resident understanding, and reduce confusion.

3.1

Distribute a community events survey to gather resident feedback on event preferences, interests, and engagement opportunities. Utilize survey results to guide inclusive, resident-driven programming that increases participation, satisfaction, and overall community engagement.

Goals & Initiatives



Exercise Long-term Financial Discipline & Planning

GOAL 1: Maintain a high percentage of reserve funds.

GOAL 2: Continue to demonstrate transparency to the community.

GOAL 3: Create a long-term capital projects plan.

GOAL 4: Create a three (3)-year financial plan.

| ALIGNMENT WITH GOALS | INITIATIVES |
|----------------------|---|
| 1.1 | Create a list of yearly required expenditures for years 1-3 from the reserve study, during the annual budgeting process for 2027, to ensure assets are being cared for. |
| 2.1 | Post bid guidelines and vendor management documents on the District website and share them through a community e-blast to improve transparency and help residents understand how the District conducts business. |
| 2.2 | Enhance financial transparency by implementing a clear communications and education plan that explains the District's budget, reserves, and long-term capital strategy. Utilize the plan to help residents better understand District finances and strengthen trust in financial decisions. |
| 4.1 | Use the District's current year line-item budget to develop a budget forecast for the next three years. |

Goals & Initiatives



Advocate Internally & Externally to Maintain Public Safety

GOAL 1: Develop working relationships with Aurora Police Department (APD) and other partner agencies.

GOAL 2: Communicate & encourage implementation of best practices for public safety.

GOAL 3: Provide continuous education about covenant guidelines to reduce violations.

ALIGNMENT WITH GOALS

INITIATIVES

1.1

Establish a working relationship with the Aurora Police Department by hosting quarterly community meet-and-greet events with a department representative to support ongoing coordination and collaboration.

1.2

Work with the City of Aurora department responsible for the Piney Creek Trail to obtain an update on the project's status, timeline, and anticipated completion date.

1.3

Build & strengthen relationships with local elected officials and regulatory agencies through informal meetings to support coordination and advance district priorities such as neighborhood and traffic safety.

1.4

Share monthly, District-wide public safety and risk management messages through e-blasts and web site updates to increase resident awareness, and reduce risk across the community.

Goals & Initiatives



Maintain & Improve Community Infrastructure & Amenities

GOAL 1: Explore feasibility of, and interest in additional amenities, parks and recreation.

GOAL 2: Create an Operations and Maintenance Plan for environmentally responsible, high-quality amenities without compromising standards.

GOAL 3: Create an Open Space Management Plan.

ALIGNMENT WITH GOALS

INITIATIVES

1.1

Complete a focused community engagement process and District wide survey to assess interest in additional amenities, parks, and recreational opportunities. Include a discussion of potential costs for items that were identified during the strategic planning process. Share results with the Board to inform feasibility and financial evaluation, without committing the District to implementation.

2.1

Consider developing a master plan that identifies current and future service needs, associated capital and operational requirements, and funding considerations to inform budgeting, capital planning, and long-term financial decisions.

3.1

Develop and adopt an Open Space Management Plan that defines maintenance standards, responsibilities, and priorities for District-owned open space areas. Utilize the plan to guide contractor oversight, budgeting, and long-term financial planning.

Goals & Initiatives



Advance Environmental Initiatives

GOAL 1: Explore robust recycling.

GOAL 2: Enhance water conservation via irrigation and waterwise practice.

GOAL 3: Continue wildfire risk management in the community and promote best practices.

GOAL 4: Ensure long term landscape sustainability.

ALIGNMENT WITH GOALS

INITIATIVES

1.1

Implement a community composting program and track monthly participation to evaluate long term viability and sustainability.

1.2

Implement a unified community sustainability initiative that formally allows compost bins within covenant guidelines and hosts at least one rain barrel education and rebate event. Monitor resident participation and evaluate whether it produces measurable progress toward achieving the District's long-term water conservation and waste reduction goals.

2.1

Reduce water use and irrigation demands by identifying and converting high-water-use turf areas and making phased drought-tolerant landscaping improvements.

3.1

Launch a High Plains Living and Resilience education event in partnership with local experts to promote waterwise landscaping, native plant adoption, and best practices for wildfire mitigation/fire safety. Evaluate annually for continued implementation.

4.1

Replace dead or failing trees with drought-tolerant species and track survival to support long-term landscape sustainability.

Implementation Phasing & 2026 Projects & Initiatives



- Implementation of the Strategic Plan is organized into three phases.
- Phases reflect sequencing of work, informed by community feedback and Board input.
- All goals are equally important to the District's future.
- Some goals will be ongoing efforts that are active throughout the 5-year plan.

TOP 5 PHASE 1 GOALS FOR IMPLEMENTATION IN 2026

- Increase residents understanding of IMD.
- Communicate & encourage implementation of best practices for public safety.
- Explore feasibility, interest of additional amenities, parks and recreation.
- Ensure long term landscape sustainability.
- Create a 3-year financial plan.

Please see the full strategic plan document for the full list of initiatives and phasing.

■ Accountability to the Community

- Responsibility for advancing specific goals and initiatives will be assigned to the District's standing committees
- Committees will help evaluate initiatives, identify implementation priorities, and recommend appropriate timelines.
- Committee recommendations will inform Board decisions related to budgeting, resource allocation, and any services or contracts needed to advance strategic initiatives.
- The District will provide regular updates to residents through Board of Director Meetings, the District website, e-blasts, newsletters, and other communication channels.



Thank You.

Questions?



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 \$32,700. 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.

Secretary for the Meeting



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

Held: Tuesday, April 14, 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
David Bourcier
Ralph “Doug” Parris
Kimberly Kelleher
- Also present were:
AJ Beckman, Karis Clark, and Madison Korth, Public Alliance; Laura Heinrich, Esq., Spencer Fane LLP; and Sharon Sulzle, AMI Community Association Management.
- The following members of the public were present: Michael Borman, who entered the meeting at the conclusion of the executive session.
- 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. 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 a motion duly made by Director Bourcier, seconded by Director Kelleher, and upon vote unanimously carried, the Board approved the agenda, as presented.
- Executive Session** Upon motion duly made by Director Parris, seconded by Director Bourcier, and upon an affirmative vote of at least two thirds of the quorum present, the Board convened in executive session 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 Parris, seconded by Director Kelleher, and upon vote unanimously carried, the Board reconvened to regular session at 6:19 p.m.

Covenant Enforcement The Board directed covenant enforcement to refer the weed violation to the Association’s attorney for further action. The Board noted that the basketball hoop matter had been resolved and that no further action was required. With respect to the fence and trash enclosure compliance matter, the Board directed that the homeowner comply with established fence standards and submit a plan for the trash enclosure. The Board further directed covenant enforcement to clarify to the homeowner that such requirements could not be waived arbitrarily and must be enforced consistently.

Following discussion, upon motion duly made by Director Parris, seconded by Director Bourcier, and upon vote unanimously carried, the Board directed the covenant enforcement team to proceed with the actions discussed.

Other Business There was no other business to discuss.

Adjournment There being no more business for the Board to consider, upon motion duly made by Director Parris, seconded by Director Bourcier, and upon vote unanimously carried, the meeting was adjourned at 6:21 p.m.

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

Secretary for the Meeting

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

MINUTES OF A WORK SESSION MEETING OF THE BOARD OF DIRECTORS OF
INSPIRATION METROPOLITAN DISTRICT

Held: Friday, October 3, 2025, at 3:00 p.m. at 23396 E. Glidden Drive, Aurora, Colorado
80138

Attendance A Work Session 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, Public Alliance
Karis Clark, Assistant District Manager, Public Alliance
Melissa Antol, COREflection
Brian Wilkerson, COREflection

The following members of the Strategic Plan Ad Hoc Committee were in attendance: Maurice Smith and Vicky Starkey.

Call to Order It was noted that a quorum of the Board was present, and the meeting was called to order at 3:30 p.m. Director LeGare opened the session.

Strategic Plan The Board discussed the Strategic Plan.

Other Matters No other substantial matters were raised during the session.

Next meeting The next meeting is:
Regular Meeting – October 14, 2025 at 6:30 p.m.

Adjournment President LeGare adjourned the meeting.

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

Secretary for the Meeting

MINUTES OF A WORK SESSION MEETING OF THE BOARD OF DIRECTORS OF
INSPIRATION METROPOLITAN DISTRICT

Held: Thursday, December 18, 2025, at 3:30 p.m. at 23396 E. Glidden Drive, Aurora,
Colorado 80138

Attendance A Work Session 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, Public Alliance
Karis Clark, Assistant District Manager, Public Alliance
Melissa Antol, COREflection
Brian Wilkerson, COREflection

The following members of the Strategic Plan Ad Hoc Committee were in attendance: Maurice Smith, Aaron Curtiss, TJ LeGare, and Vicky Starkey.

Call to Order It was noted that a quorum of the Board was present, and the meeting was called to order at 3:30 p.m. Director LeGare opened the session.

Strategic Plan The Board discussed the Strategic Plan.

Other Matters No other substantial matters were raised during the session.

Next meeting The next meeting is:
Regular Meeting - January 13, 2026 at 6:30 p.m.

Adjournment President LeGare adjourned the meeting.

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, April 6th, 2026
5:30 – 7:00 PM

1. Call to Order at 5:30 PM – In attendance were Committee Members Ken Barritt (Chair), Dirk Pantone (Secretary), Terry McMurray, Kathy Toth and David Bourcier (BOD Liaison). Sharon Macway (Vice Chair) was excused from the meeting.
2. April 6th, 2026, Agenda – The Agenda was presented and unanimously approved by the Committee.
3. March 2nd, 2026, Minutes – The Minutes from the meeting were presented and unanimously approved by the Committee.
4. Review of February 2026 Financial Statements – Chair Barritt presented the Financial Statements in a summary format, after review, Administrative, Utilities, Facility Maintenance and Contingency were under budget, with Landscaping and Community Engagement over budget resulting in expenses being under budget by 9.21% for February. Revenues were under budget by less than 1% and there was a fund transfer in February that needs to be accounted for in the Committee’s Financial Summary Report. Absent these items, all agreed there were no material differences or concerns.
5. Status of Current Projects:
 - a. Property Taxes and Mill Levies 2026 presentations were held at the Metro District Clubhouse and Hilltop Clubhouses on March 28th.
 - b. Finance Committee Fund and Budget Presentation 2026 has been combined into a single presentation and was reviewed by the committee. Final edits will be presented and reviewed by the committee on Monday, May 4th with a target to be presented to the community in July before the next budget cycle.
6. New Business – No new business presented
7. Community Comment and Discussion – No community attendees
8. Adjournment - There being no further business, the meeting was adjourned at 6:30 PM

The Next Regular Monthly Finance Committee is May 4th, 2026, from 5:30 – 7:00 PM.

Inspiration Club Committee Minutes

April 13, 2026 - 5:30 PM

Meeting was called to order at 5:30pm by Rea Heatherington.

Present: Karis Clark, Rea Heatherington, Sheri Zarnowiec, Tom Norton, and Jaci Gentile

Absent: Ingrid DeGreef

Resident Guests: Jonathan D (online) and Pam Sverson (in-person)

The agenda was reviewed and approved.

The minutes from the March meeting were reviewed and approved.

Public Comments: none

Events from March:

- March 14, 2026: Tagawa Garden presentation: This was well attended. Speaker was excellent.
- March 19, 2026: Aurora Fire presentation: Presentation was on lithium batteries. It had less attendees than previous presentation.
- March 20, 2026: Movie Night: This has been rescheduled for May 30th.
- March 23, 2026: Inspiration Club Committee met to review policies/governing documents.
- March 28, 2026: Spring Fling: Over 200 participants attended this even. Cookie truck distributed 200 cookies. Well organized event with good volunteer involvement
- April 4, 2026: Game Night: 8 people signed up/ only 6 attended this event
- April 10: Trivia Night: Approximately 15 participants, less than previous Trivia Night

The governing documents/policies have been reviewed by legal. The revised document will be added to the Board documents for consideration at the May Board meeting.

Nine Dot Art surveyed the location for the art project and is getting engineering details necessary for the base.

The number of Private Event requests has been increasing. Approximately 30% of the requests are coming from Hilltop residents and 70% from the All-Ages residents.

Upcoming scheduled events:

- April 18, 2026: Butterfly Bloom: Participants will make butterfly houses and plant Milk Weed.
- May 1, 2026: Game Night
- May 7, 2026: Aurora Fire Department: Kids Safety Class
- May 9, 2026: Tie Dye event
- May 30, 2026: Movie Night

For the Board meeting on April 14th, Rea will recap the events in March and upcoming events for April.

Other items to consider: Kim asked about starting up Kick Ball again this summer at Pathfinder Park. The Inspiration Club Committee has now been charged with monitoring pool furniture needs. Karis presented suggested additional pool deck furniture to add to and replace damaged furniture. The committee approved the suggestions. This will be presented to the Finance Committee and then the Board. Rea will head up the 4th of July event. Karis suggested we review the committee budget quarterly. She presented nice graphs showing budget and expenditures. Kim suggested we look into a Poker night for a future event.

For the Board meeting on April 14th, Rea will recap the events in March and upcoming events for April.

Meeting was adjourned at 6:35pm.

Respectfully submitted by Jaci Gentile.

Common Area Committee Minutes of March 17, 2026

Present: C. Goretsky, M. Berkstresser, T. Norton, T. LeGare, Director Parris, J. Dugan, N. Waltz. Public: P. Syverson, N. Muldoon

Mtg was called to order at 5:30 pm by Vice Chair Goretsky. Agenda and Feb 2026 minutes were approved.

Public comment period:

Ms. Syverson asked about mulching around trees lacking edging or weed barriers. PA explained that chemical maintenance is included and experts advise against using barriers due to water flow. Mr. Muldoon asked about bench on Versailles. T. LeGare clarified that while shade was intended, safety requirements for mowers and snowplows affected the height thus the roof doesn't work as intended. T. Norton inquired about safety concerns of work on walls. PA stated an engineering study is underway to address OSHA requirements for tall retaining walls.

Director Parris gave an update from March IMD BOD Mtg.

The Strat Plan nears finalization, monitoring for summer watering restrictions, F16 drainage project will be extensive and need staging site, Gartrell turnout re-do is in process with CoA.

Status of current projects by J. Dugan:

bids for fence options with multiple material choices including metal and cedar plank alternatives to the current failing round post split rail fencing. More info is needed. CAC discussed the large concrete and cobble jobs and work prioritization, Two are reserves study items of pool deck repairs and a chase drain repair need to happen quickly for summer. Additional topics covered included boulder relocations, flower bed maintenance, and barbed wire removal in the soft trails of F21.

New discussion items included reallocation of 2 trash cans to PFP, and 2-3 new for other areas. T. LeGare will research the cost of Little Free Libraries made from composite materials. They are widely available about \$500. We have 3 of 5 that are wood and aging. Jim will review the posts and mounting systems. Cost is within Director Parris's authority. Signs at NACS were discussed as a result of recent residents' requests. A subcommittee will pursue. Signage needs for trails is a larger scope, requiring both directional signage and community branding consistency. T. LeGare attended Insp Club committee meeting and the ICC supported framing a large district map for the small conference room. ICC also wants 2-3 of the abandoned flower pots from the pool relocated near the building. Karis Clark was assigned lead for those two items (map and flower pot locations).

Ongoing: N. Walts updated on the Tree rings project nearing completion. The BV tree warranty covered 120 trees in 2024, 76 in 2025, and "probably" 50 in 2026. With a drought we might wait and plant later in fall. It was noted the Adopt-A-Tree was scrapped in 2023. She also presented Maps for mulch bed abandonment and clean-up. J. Dugan will incorporate a link to StopLight Chart on the tracking sheet he has created.

The Gartrell to Inspiration Lane Median project has been halted due to extensive and costly CoA requirements. This frees budget for median work at Eads Drive crossing Rockinghorse Parkway. M. Berkstresser presented his findings on water savings and deep data analysis. It shows a \$100k savings in 2025 with \$40k of that from reallocation efforts coordinated with CoA Water on overcharges and looped meters. This info will be presented to the BOD and e-blast publicly.

Adjourned 7:30 pm

MINUTES OF THE MEETING OF THE RESIDENTIAL
IMPROVEMENT GUIDELINES COMMITTEE OF
INSPIRATION METROPOLITAN DISTRICT
Held: Wednesday, January 21st, 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
Carla Baglione
Chuck Wagner
Daniel Roysden

Jared Berge was absent. From the public, Teresa LaGare and Pamala Syverson were present. Also, present were 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.

November Minutes

The November minutes were reviewed and unanimously approved.

Public Comment

There were no comments at this time.

Board Report

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

Compliance Report

Ms. Watson presented the compliance and design request report.

Exterior Paint

Chair Schubert presented the new color selections from

American Legend, as requested by the Board. Following its review, the Committee decided to recommend approval of all selections with the exception of American Legend Scheme #214. The Committee concluded that the Scheme #214 Body Color 1 is not harmonious with the established color palette of the community.

Other Business

The Committee reviewed a specific Design Review Application for clarification from the RIGC Committee regarding hot tubs and screening.

Chair Schubert informed the Committee that multiple e-blasts had been sent to the Community regarding the seasonal lighting requirements.

Public Comment

Pamela Syverson asked the Committee to review the guidelines related to seasonal lighting and to reconsider the Guidelines with the aim of relaxing the requirements.

Teresa shared an update regarding the trail system's connection to the Piney Creek trail system and the tunnel under construction. She noted that artists from the Community are being sought to create murals for the tunnel.

Adjournment

There being no further business before the Committee, the Committee determined to adjourn the meeting at 6:33 pm.

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

Secretary _____

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 _____

MINUTES OF THE MEETING OF THE RESIDENTIAL
IMPROVEMENT GUIDELINES COMMITTEE OF
INSPIRATION METROPOLITAN DISTRICT

Held: Wednesday, Mar 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
Daniel Roysden
Carla Baglione
Chuck Wagner

Jared Berge and Steve Powers were absent. Also, present were Sharon Sulzle, Meghan Hutchins, and Dara Watson of AMI. No one from the public was present.

Call to Order

Chair Schubert noted that a quorum of the Committee was present, and the meeting was called to order at 5:31 pm.

Agenda Approved

The agenda was reviewed and unanimously approved.

February Minutes

The February minutes were reviewed and unanimously approved.

Public Comment

No Comments were made at this time.

Board Report

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

Compliance Report

Ms. Sulzle explained how the covenant enforcement process works and presented the compliance and design request report.

Composting Guidelines Revisited

Ms. Baglione presented the revised Composting

Guidelines. It was determined to continue to work on the language further to be voted on by email and presented at the next Board meeting.

Other Business

Chair Schubert presented a Residential Improvement request for clarification on the Committee's recommendations.

Public Comment

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 6:44 pm.

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

Secretary _____

Strategic Plan Ad Hoc Committee Meeting Minutes

Date: February 3, 2026

Start Time: 5:30 PM

Adjournment: 7:06 PM

ATTENDEES

Committee Members:

Maurice Smith (Chair)

Doug Parris (Co-Board Liaison)

Rick Forsman (Co-Board Liaison)

TJ LeGare

Aaron Curtiss

Vicky Starkey

Mark Berkstresser

Consultants:

Coreflection – Melissa Antol, Brian Wilkerson

Public Alliance – Dominique Devaney, Karis Clark

CALL TO ORDER

The meeting was called to order at 6:30 PM.

SMART GOALS AND STRATEGIC PRIORITIES

The Committee reviewed and refined SPAC-generated SMART goals and initiatives that describe how to advance each strategic priority. Language was clarified to improve consistency and remove redundancies while ensuring alignment with identified strategic priorities.

IMPLEMENTATION PLANNING

The Committee identified timing considerations for SMART goal initiatives and discussed accountability expectations for implementation. Initial structure for tracking and monitoring progress was reviewed.

COMMUNITY IMPLEMENTATION PLAN FORMAT

The Committee reviewed and confirmed the formatted plan design and approach for sharing the implementation plan with the community. The structure was supported as clear and accessible for public communication.

BOARD ALIGNMENT

The Committee confirmed the Board's top five strategic goals and aligned associated strategic initiatives for presentation at the upcoming Board work session.

STANDING COMMITTEE ROLE

The Committee discussed the role of standing committees in supporting implementation of the strategic plan and emphasized ongoing coordination and accountability.

ADJOURNMENT

The meeting was adjourned at 7:06 PM.

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 | Inspiration Metropolitan District |
| | | Billing Address | c/o Public Alliance 7555 E Hampden Ave Ste 501 Denver, CO 80231 |

Project Name Rock Wattle Removal Project
Project Description Pricing based off RFP provided

Scope of Work

| QTY | UoM/Size | Material/Description | Unit Price | Total |
|------|----------|----------------------|------------|----------|
| 1.00 | LUMP SUM | Relocate Wattle | \$450.00 | \$450.00 |

GL: 7582-45111-10013 Open Space Repair & Maintenance native space related expenses for weed control, mowing, repairs

For internal use only

SO# 8886450
JOB# 400300442
Service Line 130

Total Price \$450.00

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
Property Manager

| | |
|--------------------------|-----------------------|
| Signature | Title |
| Dominique Devaney | April 01, 2026 |
| Printed Name | Date |

BrightView Landscape Services, Inc. "Contractor"

| | |
|-----------------------|--------------------------------|
| | Account Manager, Senior |
| Signature | Title |
| Sara E. Rutman | April 01, 2026 |
| Printed Name | Date |

| | | | |
|---------------|------------------|------------------------|-----------------|
| Job #: | 400300442 | | |
| SO #: | 8886450 | Proposed Price: | \$450.00 |

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

April 14 -2026

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

RE: little libraries replacement
Location;

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 off 4x4x8 composite post, 3 bags of 80 lb concrete , 1 pcs of 2x6 composite board, post clips ,

Labor

Removal and disposal off the existing little libraries, dig holes on ground, set new post and pour new concrete, assembly and installation of new libraries , site clean up and trash removal

Total Bid Proposal of \$ 1,360 .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.
- Any premium expense for shift or overtime labor, or unnecessary and unproductive labor required as a result of any acceleration of schedule or as a result of delays caused by others is excluded.

LBJE Construction LLC

Elias Garcia

720-960-4528

LBJEconstruction@outlook.com

Elias Garcia

President & CEO

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

April 10 -2026

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

RE: installation off shade sail
Location; Pathfinder Park

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

Labor

Installation off one shade of sail.

Total Bid Proposal of \$ 340 .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.

- Any premium expense for shift or overtime labor, or unnecessary and unproductive labor required as a result of any acceleration of schedule or as a result of delays caused by others is excluded.

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April 10 -2026

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

RE: 2 fence post replacement

Location; near to inspiration 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

2 pcs off 4x6x8 cedar posts, 2 bags off 5 pounds concrete wood screws, wood stain,

Labor

Remove 2 broken posts and 2x6 rails; dig new holes, set posts, pour concrete; reinstall rails, stain posts; remove trash and clean site.

Total Bid Proposal of \$ 720.00

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.
- Any premium expense for shift or overtime labor, or unnecessary and unproductive labor required as a result of any acceleration of schedule or as a result of delays caused by others is excluded.

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President & CEO

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April 10 -2026

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

RE: 30 pcs of 2x6 fence rails replacement
Location; Sunset trail

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

30 pcs off 2 x6x8 cedar board, wood screws, wood stain,

Labor

Remove broken 2x6 rails; install new rails, stain, remove trash and clean site.

Total Bid Proposal of \$ 1,880.00

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.

- Any premium expense for shift or overtime labor, or unnecessary and unproductive labor required as a result of any acceleration of schedule or as a result of delays caused by others is excluded.

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

Elias Garcia
President & CEO



Customer:

Dominique Devaney
Public Alliance
7555 E. Hampden Ave, Suite 501
Denver, CO 80231

Property:

Inspiration Metro District
E Rocking Horse Parkway
Parker, CO

Broadcast spray access roads

Please be aware of the following safety requirements for chemical vegetation control.

All chemical control of vegetation must be Supervised by a certified applicator licensed with the Colorado Department of Agriculture. This is a mandatory requirement to ensure all safety and environmental regulations are met.

Applicators are required to strictly follow all applicable federal and state laws, as well as all instructions on pesticide labels.

Treatment and Pesticide Use

Pesticides are chosen based on their safety for specific environments, including wetlands, riparian areas, forests, and all soil types. In or near aquatic areas like wetlands, ditches, and open water, only **pesticides with an aquatic label**—such as glyphosate (trade name Rodeo)—will be used.

Treatment plans may involve a combination of methods, including:

- **Spot treatments**
- **Mowing followed by herbicide application**
- **Application using an ATV, UTV, or roadside sprayer**

Limitations of Liability

Applicators are not responsible for any damage to non-visual plants or species. It is the responsibility of the property owner to ensure they understand the potential risks to non-target vegetation.

Natures Workforce Will not responsible for traffic control.

Liquid preemergent treatment

PHC- Proposal Price: **\$813.60**

Granular preemergent treatment

PHC- Proposal Price: ~~\$2,448.41~~

Broadcast spray access roads May

PHC- Proposal Price: **\$614.06**

Broadcast spray access roads June

PHC- Proposal Price: **\$614.06**

Broadcast spray access roads July

PHC- Proposal Price: **\$614.06**

Broadcast spray access roads August

PHC- Proposal Price: **\$614.06**

Broadcast spray access roads September

PHC- Proposal Price: **\$614.06**

Broadcast spray access roads October

PHC- Proposal Price: **\$614.06**

Subtotal ~~\$6,946.37~~

Estimated Tax \$0.00

Total ~~\$6,946.37~~

Subtotal: \$4,497.96
 Estimated Tax: \$0.00
 Total: \$4,497.96

Edit made by Nat Walts, discussed verbally with James Eads of CDI

Terms & Conditions

By _____
James Eads
Date 1/20/2026

Nature's Workforce

By _____
Date _____

Inspiration Metro District

INSPIRATION METROPOLITAN DISTRICT

Perennial Planting Project

EXHIBIT B _____ BID FORM

Project: IMD – Perennial Project

RFP Issue Date: March 20, 2026

Bidder Name: c&c green lawn care LLC

Business Address: 4583 w tennessee ave denver co 80219

City, State, Zip: 80219

Primary Contact: Jimmy Pham

Phone: Email: 7203818937

1. LOCATION-BASED LUMP SUM PRICING

Bidder shall provide **lump-sum pricing per location** inclusive of all labor, materials, equipment, mobilization, supervision, and incidentals necessary to complete the scope of work as described in the RFP and Exhibit D.

| Location Description Lump Sum Price | Material | Labor |
|---|----------------|----------------|
| Location 1 Gartrell and Rockinghorse Pkwy | \$ <u>1210</u> | \$ <u>550</u> |
| Location 2 Vista's | \$ <u>450</u> | \$ <u>350</u> |
| Location 3 Inspiration Dr and Lane | \$ <u>760</u> | \$ <u>450</u> |
| Location 4 Inspiration Lane and Gartrell | \$ <u>860</u> | \$ <u>400</u> |
| Location 5 Gartrell by Fire lane | \$ <u>2750</u> | \$ <u>1500</u> |
| Location 6 Water Feature Park Tubs | \$ <u>350</u> | \$ <u>250</u> |
| Location 7 Bears Liar wooden boxes | \$ <u>670</u> | \$ <u>350</u> |
| Location 8 Pathfinder Wooden boxes Vault Rest | \$ <u>250</u> | \$ <u>150</u> |

Totals for Materials \$ 7300 Labor \$ 4000
TOTAL BASE BID: \$ 11300.00

2. UNIT PRICING (FOR ADDITIONS / DEDUCTIONS)

Provide unit pricing for potential quantity adjustments or additional work.

N/A

3. PROJECT SCHEDULE COMMITMENT

Anticipated Construction Start Date: May 15, 2026

Substantial Completion (Calendar Days): 30 Days

DISTRICT MANAGEMENT REPORT

To: Board of Directors, Inspiration Metropolitan District

From: Public Alliance Management Team

Date: May 2026

1. Updates -

Fire at Pathfinder Park: On Thursday, April 23rd, 2026, a small grass fire started on the north side of Pathfinder Park. The cause of the fire is unknown, but the responding fire fighters applauded Inspiration's fire mitigation methods in the open space. The fence line mow as well as the beauty band along the sidewalk worked perfectly at preventing the spread of the fire to the fence line or other adjacent areas. Nat will be walking the site with Aurora FD's wildland fire team to ensure Inspiration does all recommended prevention measures.

Storm Drain Plate Removal: As part of the storm drain project, Nat identified a steel plate blocking a drainage in Filing 2 that flows to Piney Creek. It is believed that the plate was installed during the construction phase years ago to prevent silt/dirt from flowing into the creek and was accidentally left. After research, review, and an assessment by Level Engineering, it has been identified that the plate can and should be removed. We will be working with Brightview to get that plate out of the drainage later this summer.

Work Session: Staff is requesting Board approval to coordinate a future work session focused on long-term water conservation and turf conversion strategies, resident communication and outreach efforts, communication platform effectiveness, and broader planning considerations associated with the 2027 budget cycle. The intent of the work session would be to provide an opportunity for high-level discussion, prioritization, and Board direction on these topics and others identified in the Strategic Plan.

2. Resident Relations - Karis Clark

Public Alliance received and addressed 186 resident contacts during April, categorized as follows:

- Amenities/Access – 116 Billing – 10
- Common Area – 13 Design Review and Compliance – 30
- Events – 4 Other – 7
- Trash – 6

3. Communications - Karis Clark

- **Newsletters Sent:** 5 sent in April
 - 04/27/2026 – IMD: Turf Treatment, Fire Safety Reminder, Expansion Project Updates, Water Conservation, Upcoming Events

- 04/21/2026 – IMD: Strategic Plan, Dumping in Common Area, Water **Restrictions, Veteran’s Club**
- 04/13/2026 – IMD: Board Meeting Tomorrow, Pool Access App, Aurora Water Seminar
- 04/08/2026 – IMD: Stage 1 Water Restrictions Now in Effect
- 04/06/2026 – IMD: Fence Staining, Drainage Work, May Events Launch, SARIA Updates, Trivia Night
- **Newsletter Articles Published: 31**
- **Facebook Posts Published: 33**
- **Facebook Engagement Stats:** Net follows +217%
- **Website Updates:** Updated board and committee pages, uploaded new events to District calendar and events pages

4. Events & Social Programming - Karis Clark

- **NAC Reservations booked in April: 4**
 - Revenue for NAC reservations paid in April: \$100*
 - **Club Building Reservations:**
 - Requests Submitted in April: 8
 - Reservations Held in April: 20
 - Committee: 4
 - Group: 8
 - Private: 1
 - Other: Dessert Hour, Vinyasa Yoga x4, Trivia Night, Water-Wise Seminar
Revenue for reservations *paid* in April: \$450*
Revenue from reservations *held* in April: \$300, (paid: 4/7, 4/15)
- *Paid in April but reservation may not be held in that month

- **Event Recaps:**
Butterfly Bloom, Vinyasa Yoga, Water-Wise Seminar, Dessert Hour and Game Night, Marker Tie-Dye DIY
- **Upcoming Events:**
Yard-Waste Composting Day - May 16
Pool Open for the Season - May 23
Popsicles at the Pool Begins – Tuesdays through August
Family Movie Night: *High School Musical* - May 30
Community Garage Sale – June 6-7

5. Irrigation Services – Brennan Ruppert

- Actively monitoring all drought-related guidance and restrictions coming from Aurora Water.
- All irrigation controllers have been modified to reduce watering schedules to two days per week, compared to three days last season, to support compliance with the district's required 20% allocation reduction.
- Staff has been mapping valve box locations to support future maintenance, replacement efforts, and continuity in the event of a landscape vendor transition through the RFP process.
 - Staff mapping of valve box locations have been completed.
- Beginning in late May, staff will conduct irrigation system walks with John Keesen of Hydro-Systems to help ensure the system is operating efficiently and to minimize unnecessary water loss.
-

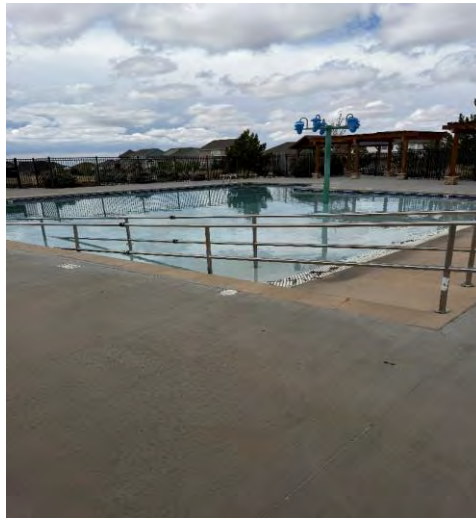
6. Field Services – James Dugan

- Parks and Trails Maintenance
Serviced all parks and trails for debris and trash on a regular basis.
- Irrigation Maintenance and Repairs
Irrigation activated May 1.
Backflow testing is ongoing.
- Snow and Winter Preparation
Minimal winter moisture.
- Vendor and Contractor Coordination
Conducted asphalt vendor walkthrough on street repairs at Vista Pocket Park and Rocky Top Pocket Park.
Met with window tinting vendors for Inspiration Club windows.
Coordinated pool vendor for heater completion and pool uncovering.
Met with CAC chair on project updates.
Gardner Painting completed fence staining on Wednesday, 4/22.
Gardner Painting completed pool pergola staining on Wednesday 4/29.
Met with pool pergola cover vendor for **a similar** cover to Mtn View NAC.
- Community and Security Projects
Met with Advantage Sec. and Parker Electric on security services in parks.
Weekly onsite meetings with Brightview **ensure focus** / communication.
Conducted interviews for college student summer hires.
- Ongoing Projects:

Damaged irrigation valve box cover replacement to be installed by BV.
Large Boulder placements.
Four new benches along Inspiration Trail and E Allenspark Pl.
Repair damaged horizontal fence boards and split rails.

- Upcoming Projects

- Split **rail** fence replacement.
- Cobble Enhancement **Award**.
- Concrete Pad **Award**.
- Shade Sail – Two pergolas at the pool
- Advantage security park cameras.
- Masonry wall around A/C units in back on Inspiration Club.
- Repurpose community trash cans to Pathfinder Park.
- Bid out a **flagstone** pad around **the base** of dog stations.
- Bid out **barbed** wire removal at Filing 21.
- Bid out Rockinghorse and Eads median takedown.
- Replacement of Little Libraries



7. Native Spaces & Trees – Natalyn Walts

- **Trees:**

- The arborist consultant that is working with the District to assess the health and quality of the trees across the property has already identified areas where pest management is necessary to save select trees.
- Brightview is finalizing the count of warranty trees to be replaced and anticipates planting to begin soon after May 1st to ensure the trees receive adequate water.

- **Completed and Ongoing Projects:**

- Storm drain cleanout project (see attached for some before and afters)
- Pond 4B outlet cleanout
- Spring pond maintenance and the annual pond inspection have all been completed.
- Filing 21 trail map has been completed.

- Small seeding projects using Douglas County Permanent Mix (difficult establishment areas) and Rock wattle removal project are both expected to have been completed at the time of writing this report.
- Ongoing work to create a functional map for the conference room of the Inspiration Club and to do a quarterly inspection of all drainage outlets.
- Engineering design of the fall restraint system for retaining walls is continuing forward as expected.
- **Upcoming Projects and Other Relevant Work:**
 - There will be a community composting event at Pathfinder Park on Saturday, May 16th for homeowners to dispose of yard waste.
 - A redesign of the flower bed over the Gartrell Rd pedestrian tunnel is upcoming.
- **Weed Management:**
 - A weather-dependent schedule has been developed with Inspiration's weed management vendors to ensure a consistent and effective approach to the season, as well as to support timely information going out to the community.
 - There are to be monthly check-ins with Kristin Oles to ensure the treatments being performed meet her expectations throughout the season.
 - The spring treatment for annual weeds in the open space has been completed, and the first broad-spectrum treatment on the access roads has been completed.
 - The first turf treatment for grassy weeds is to occur starting on May 5th and the first perennial weed treatment on the open space is to begin on May 11th, weather dependent.







Native Areas: 5-year Management Plan

2026 Update

Inspiration Metropolitan District

Prepared by: Kristin Oles

Owner and Principal Consultant

Resilient Roots Ecology

4/30/26

1. Summary

The Inspiration Metropolitan District (IMD) is a community in Aurora, CO that incorporates significant areas of native open space into the community design. As active construction continues, the establishment stage of designed native open spaces is highly variable across the whole community. Management strategies and expectations should be tailored to the specific issues and conditions in each area and they should be modified throughout the growing season as environmental and other conditions change. This management plan provides an update to the 2024 plan.

2. Current Site Conditions

Several new projects were implemented in the last 12 months, including overseeding native grass, supplementing native wildflower seed in well-established areas, and herbicide treatments for cheatgrass (*Bromus tectorum*). Grass and wildflower seeding need several years to grow in and cheatgrass control can require multiple years of herbicide treatment. These projects be monitored throughout the year to track their progress.

Regular beauty band mowing and the annual fire band mowing were all very well-tolerated by the native grasses last year. These can continue on the same schedule this year.

The 2026 native area herbicide treatments have started earlier in the year and will provide more effective control of invasive weeds. A noticeable reduction in weeds can be seen in many native areas throughout the community since 2024, but several more years of herbicide treatments will be needed to bring infestation levels down to a tolerable level. Native wildflowers are already present in many of the larger native areas in the community and will be avoided during any herbicide treatments for invasive weed control. Seeded areas will also be treated appropriately to avoid impeding seed establishment.

Addressing human impacts in native areas will also be part of regular annual maintenance and outreach for the community. While native ecosystems are resilient to many types of natural disturbance, minimizing human disturbance is best to ensure their long-term health and function. Table 1 highlights some examples of negative human impacts on native ecosystems.

Table 1. Human impacts on native areas and their effects on the ecosystem.

| Human Action | Negative Effects |
|---|--|
| Using native common areas to access yards with heavy equipment like skid-steers | <ul style="list-style-type: none"> - Compacts soil, impairing plant growth and water infiltration - Destroys existing vegetation, resetting the establishment timeline and encouraging weeds |
| Dumping yard waste and food scraps | <ul style="list-style-type: none"> - Grass clippings degrade slowly and can smother existing vegetation - Adds excessive nutrients to the soil, which encourages weeds instead of native species - Spreads weeds - Encourages wildlife to become too comfortable near humans |
| Not picking up pet waste | <ul style="list-style-type: none"> - Spreads disease to humans and other animals - Adds excessive nutrients to the soil |
| Mowing in common areas | <ul style="list-style-type: none"> - Most native grasses do not tolerate frequent mowing and will die back - Home mower height is much too short, which is especially stressful for grasses |

3. Weed Management Recommendations

Noxious and other invasive weed management recommendations remain the same as the 2025 update. The problematic weed species at IMD require several successive years of active management effort to bring under control and that effort continues this year.

A wetland-specific herbicide treatment was added in 2025 to treat invasive weeds in saturated soils and standing water, including hairy willow-herb, Canada thistle, curly dock, and poison hemlock. Wetland treatments will continue this year to control these weeds and improve wetland habitat.

Table 2 lists the noxious and other weeds observed the week of 3/30/26. More information about state-listed noxious weeds can be found on this Colorado Department of Agriculture website: <https://ag.colorado.gov/conservation/noxious-weeds/species-id>.

Maps for target weed species observed the week of 3/30/26 can be found in the appendix on pages Canada thistle, common mullein, dalmatian toadflax, leafy spurge, and other weeds can be found on pages A-2 through A-5.

Table 2. Noxious and other invasive weeds observed during the site inspection on the week of 3/30/26.

| Common Name | Scientific Name | CO noxious weed list | Type | Lifespan | Herbicide note |
|----------------------|------------------------|----------------------|-------|-----------------|-------------------|
| *Hairy willow-herb | Epilobium hirsutum | A | forb | Perennial | aquatic |
| *Canada thistle | Cirsium arvense | B | forb | Perennial | Milestone |
| *Dalmatian toadflax | Linaria dalmatica | B | forb | Perennial | Telar XP |
| *Diffuse knapweed | Centaurea diffusa | B | forb | Biennial | Milestone |
| Houndstongue | Cynoglossum officinale | B | forb | Perennial | |
| *Leafy spurge | Euphorbia esula | B | forb | Perennial | Quinstar |
| *Musk thistle | Carduus nutans | B | forb | Biennial | Milestone |
| *Scotch thistle | Onopordum tauricum | B | forb | Biennial | Milestone |
| *Scotch thistle | Onopordum acanthium | B | forb | Biennial | Milestone |
| *Common mullein | Verbascum thapsus | C | forb | Biennial | Milestone |
| Field bindweed | Convolvulus arvensis | C | forb | Perennial | 2,4-d |
| Perennial sowthistle | Sonchus arvensis | C | forb | Perennial | Milestone |
| Poison hemlock | Conium maculatum | C | forb | Biennial | Aquatic-labeled |
| Redstem filaree | Erodium cicutarium | C | forb | Annual/Biennial | |
| *Cheatgrass | Bromus tectorum | C | grass | Annual | Fall/winter spray |
| Blue mustard | Chorispora tenella | N/A | forb | Annual | mustards |
| *Curly dock | Rumex crispus | N/A | forb | Perennial | Milestone |
| Flixweed | Descurainia sophia | N/A | forb | Annual | mustards |
| *Kochia | Bassia scoparia | N/A | forb | Annual | Vista XRT |
| Tumblemustard | Sisymbrium altissimum | N/A | forb | Annual | mustards |
| *Pampas grass | Cortaderia selloana | N/A | grass | Perennial | glyphosate |

*high priority species for weed management efforts

4. Other Native Area Maintenance

Irrigation: Irrigation in native areas is typically only used in new seeding areas to expedite the establishment process. However, native grass will eventually establish from seed without supplemental irrigation. With drought conditions and associated water use restrictions, ornamental landscaping should be prioritized over native areas for water allocations. If the water is available, irrigation can be used in any high visibility or otherwise high priority native seeding areas.

Mowing – Native Areas: Native grass areas should not be mowed except for weed control. If the native grass growth has become too dense, the area can be mowed in the dormant season to help open up the canopy and reduce plant litter.

Mowing – Beauty Bands: Regular beauty band mowing and the annual fire band mowing were well-tolerated by native grasses around the community in 2025 and can be implemented the same way in 2026.

5. Approximate Management Timeline

Year 1 (2024)

- Biennial/perennial weed control: spot-spray with herbicide in spring and fall, mechanical removal in summer to reduce seed production.
- Annual weed control: spot-spray with herbicide in spring and summer, appropriately-timed mechanical control in late summer to reduce seed production.
- Plan areas for seeding.
- Continue irrigating existing seeded areas as required to encourage deep root growth.

Year 2 (2025)

- Continue biennial/perennial and annual weed control.
- Seed and irrigate areas designated for seeding in Year 1.
 - o Primarily mechanical weed control in these areas in Year 1, however, Vista XRT herbicide can be used to control kochia over newly seeded grasses.
- Irrigation schedule will adjust as the season progresses: frequent, shallow irrigation first to encourage germination, then progressively infrequent and deeper irrigation as plants develop roots.

Year 3 (2026, current year)

- Continue biennial/perennial and annual weed control. Weed populations should be significantly decreased by Year 3.
- Continue irrigating existing seeded areas as required to encourage deep root growth.
- Broadcast wildflower seeds in weed-free, well-established grass areas.

Year 4 (2027)

- Monitor for all weeds and manage as required. This will be part of the regular annual landscape maintenance for the property's native areas.
- Irrigation should only be needed in the most recently seeded areas, if at all. The irrigation system should be maintained so that it is available to support the grasses in extremely hot, dry conditions as they arise.
- Broadcast wildflower seeds in weed-free, well-established grass areas.

Year 5 (2028)

- Begin regular annual maintenance: monitor for all weeds (including new species, especially in riparian areas) and manage as appropriate (chemical and mechanical control).
- Monitor for newly disturbed areas. In smaller areas, grass seed can be spread by hand.

A-1: Weed Maps

A-2 Milestone herbicide targets (e.g. Canada thistle, Scotch thistle, musk thistle, common mullein, curly dock, diffuse knapweed)

A-3 Dalmatian toadflax (*Linaria dalmatica*) and Leafy spurge (*Euphorbia esula*)

A-4 Kochia (*Bassia scoparia*)

A-5 Other weeds

Inspiration Metro District - Weeds April 2026

Weed Species

- Dalmatian toadflax
- Leafy spurge

Prepared by: Kristin Oles, Resilient Roots Ecology



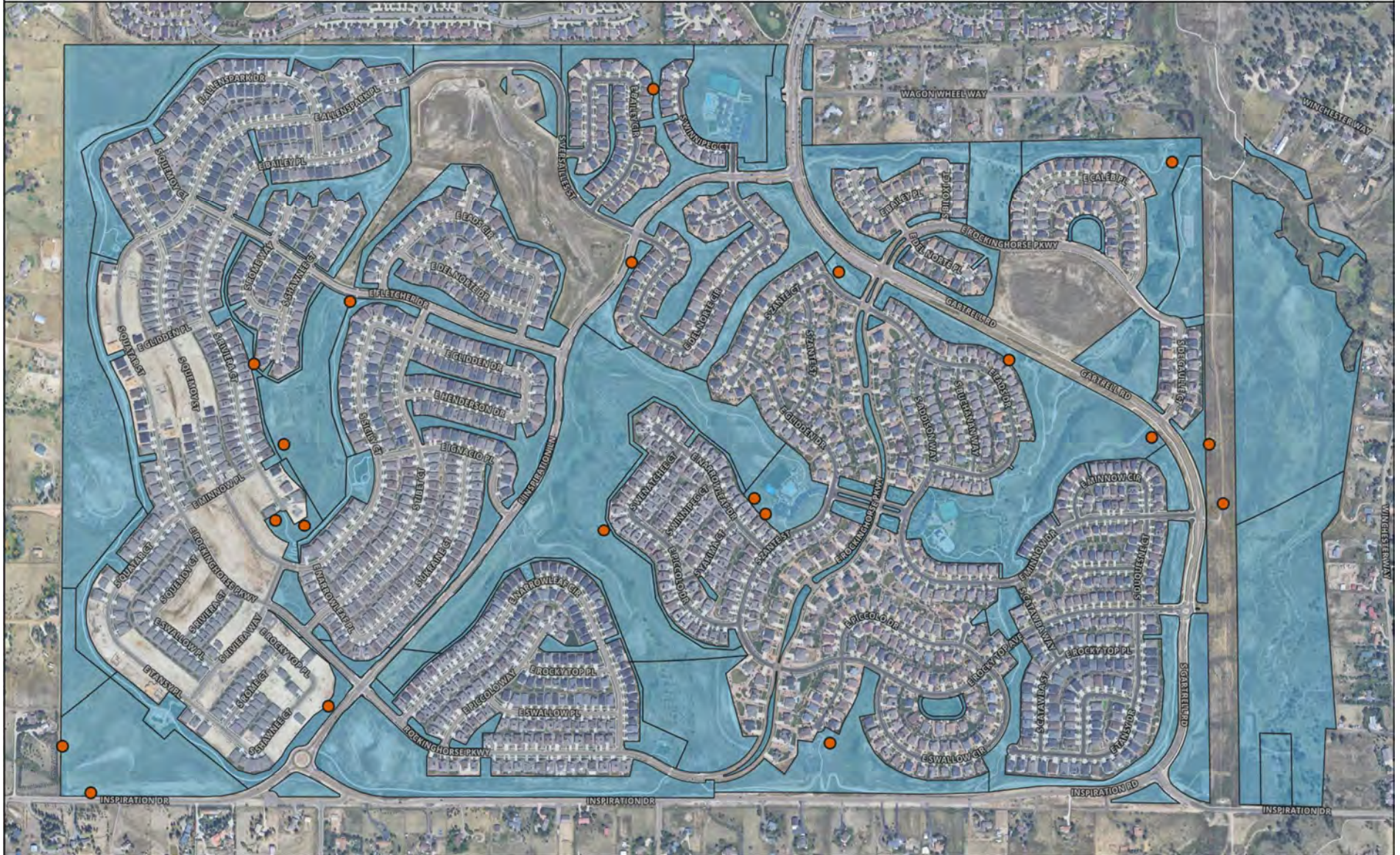
Inspiration Metro District - Weeds April 2026

Weed Species



Kochia

Prepared by: Kristin Oles, Resilient Roots Ecology



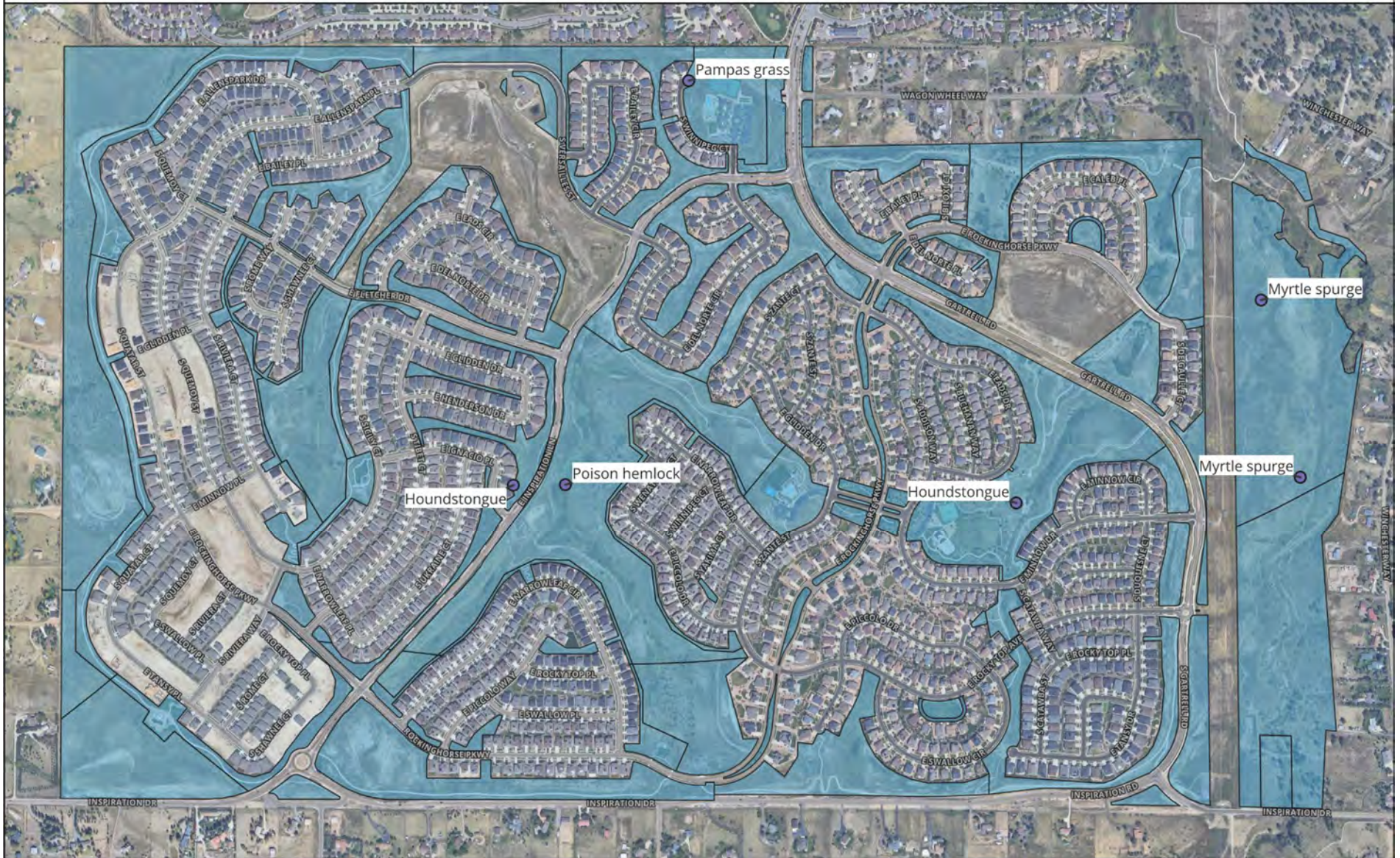
Inspiration Metro District - Weeds April 2026

Weed Species



Other

Prepared by: Kristin Oles, Resilient Roots Ecology



A-6: Specific management notes from April site visit

(Each of these notes correspond to a numbered point on the map on the next page.)

1. Straw wattle can be removed here
2. 22459 E. Eads Cir. lots of grass clippings dumped outside of yard
3. Hay and salt blocks put out for deer?
4. Cheatgrass appears to be greatly reduced here
5. Significant erosion throughout this swale
6. Erosion continues on north side of rocks
7. Lots of construction trash in this area
8. Clumps of old sod or yard waste dumped here
9. 24000 E. Tansy Dr. lots of grass clippings dumped outside of yard
10. 23563 E. Eads Dr. dumped and spread lots of sand and dirt in native outside of yard
11. 23161 E. Del Norte still mowing native outside of yard very short and grass is thinning
12. Piles of dumped dirt in native
13. Erosion continues in swale that runs parallel to Inspiration Dr.
14. Mowed path through native from neighboring property



A division of Telsco Industries
 3301 W. Kingsley, Garland TX 75041-2207

Confirmation

| | | | | | |
|---|--|---|--|---|--|
| Bill To | | Ship To | | Order Information | |
| Inspiration Metropolitan District 7555 E Hampden Ave STE 501 Denver CO 80231 Fax #: | | Inspiration Metropolitan District 7555 E Hampden Ave STE 501 Denver CO 80231 | | Order Total: 12,870.00 CSR: Renewals | Order No.  736155 |

| | | | |
|------------------------|--------------------|------------------------|---------------|
| Sales Order No: | Order Date: | Purchase Order: | Terms: |
| 736155 | 5/4/2026 | | N30 |

| Part Number | Description | Ship Date Scheduled | Quantity | Unit Net | Amount |
|-------------|---|---------------------|----------|----------|--------|
| SL-SUB1FW | SL 1-year subscription renewal plus flow warranty - Inspiration Metro District - CTL #156487 - IMD 37 | | 1 | | 385.00 |
| SL-SUB1FW | SL 1-year subscription renewal plus flow warranty - Inspiration Metro District - CTL #119432 - IMD 29 | | 1 | | 385.00 |
| SL-SUB1FW | SL 1-year subscription renewal plus flow warranty - Inspiration Metro District - CTL #119435 - IMD 27 | | 1 | | 385.00 |
| SL-SUB1FW | SL 1-year subscription renewal plus flow warranty - Inspiration Metro District - CTL #119436 - IMD 30 | | 1 | | 385.00 |
| SL-SUB1FW | SL 1-year subscription renewal plus flow warranty - Inspiration Metro District - CTL #147640 - IMD 02 | | 1 | | 385.00 |
| SL-SUB1FW | SL 1-year subscription renewal plus flow warranty - Inspiration Metro District - CTL #156481 - IMD 34 | | 1 | | 385.00 |
| SL-SUB1FW | SL 1-year subscription renewal plus flow warranty - Inspiration Metro District - CTL #156483 - IMD 36 | | 1 | | 385.00 |
| SL-SUB1FW | SL 1-year subscription renewal plus flow warranty - Inspiration Metro District - CTL #156486 - IMD 38 | | 1 | | 385.00 |
| SL-SUB1FW | SL 1-year subscription renewal plus flow warranty - Inspiration Metro District - CTL #83914 - IMD 31 | | 1 | | 385.00 |
| SL-SUB1FW | SL 1-year subscription renewal plus flow warranty - Inspiration Metro District - CTL #157307 - IMD 35 | | 1 | | 385.00 |
| SL-SUB1FW | SL 1-year subscription renewal plus flow warranty - Inspiration Metro District - CTL #158618 - IMD 40 | | 1 | | 385.00 |
| SL-SUB1FW | SL 1-year subscription renewal plus flow warranty - Inspiration Metro District - CTL #158640 - IMD 39 | | 1 | | 385.00 |



A division of Telsco Industries
 3301 W. Kingsley, Garland TX 75041-2207

Confirmation

| Part Number | Description | Ship Date Scheduled | Quantity | Unit Net | Amount |
|-------------|--|---------------------|----------|----------|--------|
| SL-SUB1FW | SL 1-year subscription renewal plus flow warranty - Inspiration Metro District - CTL #83900 - IMD 15 | | 1 | | 385.00 |
| SL-SUB1FW | SL 1-year subscription renewal plus flow warranty - Inspiration Metro District - CTL #83886 - IMD 01 | | 1 | | 385.00 |
| SL-SUB1FW | SL 1-year subscription renewal plus flow warranty - Inspiration Metro District - CTL #83894 - IMD 08 | | 1 | | 385.00 |
| SL-SUB1FW | SL 1-year subscription renewal plus flow warranty - Inspiration Metro District - CTL #83895 - IMD 10 | | 1 | | 385.00 |
| SL-SUB1FW | SL 1-year subscription renewal plus flow warranty - Inspiration Metro District - CTL #83899 - IMD 14 | | 1 | | 385.00 |
| SL-SUB1FW | SL 1-year subscription renewal plus flow warranty - Inspiration Metro District - CTL #83913 - IMD 25 | | 1 | | 385.00 |
| SL-SUB1FW | SL 1-year subscription renewal plus flow warranty - Inspiration Metro District - CTL #83901 - IMD 17 | | 1 | | 385.00 |
| SL-SUB1FW | SL 1-year subscription renewal plus flow warranty - Inspiration Metro District - CTL #83902 - IMD 18 | | 1 | | 385.00 |
| SL-SUB1FW | SL 1-year subscription renewal plus flow warranty - Inspiration Metro District - CTL #83905 - IMD 21 | | 1 | | 385.00 |
| SL-SUB1FW | SL 1-year subscription renewal plus flow warranty - Inspiration Metro District - CTL #83906 - IMD 22 | | 1 | | 385.00 |
| SL-SUB1FW | SL 1-year subscription renewal plus flow warranty - Inspiration Metro District - CTL #83910 - IMD 23 | | 1 | | 385.00 |
| SL-SUB1FW | SL 1-year subscription renewal plus flow warranty - Inspiration Metro District - CTL #83912 - IMD 24 | | 1 | | 385.00 |
| SL-SUB1W | SL 1-year subscription renewal plus warranty - Inspiration Metro District - CTL #120970 - IMD 42 | | 1 | | 330.00 |
| SL-SUB1W | SL 1-year subscription renewal plus warranty - Inspiration Metro District - CTL #176759 - IMD 41 | | 1 | | 330.00 |
| SL-SUB1W | SL 1-year subscription renewal plus warranty - Inspiration Metro District - CTL #176925 - IMD 43 | | 1 | | 330.00 |
| SL-SUB1W | SL 1-year subscription renewal plus warranty - Inspiration Metro District - CTL #176926 - IMD 44 | | 1 | | 330.00 |
| SL-SUB1W | SL 1-year subscription renewal plus warranty - Inspiration Metro District - CTL #177043 - IMD 46 | | 1 | | 330.00 |
| SL-SUB1W | SL 1-year subscription renewal plus warranty - Inspiration Metro District - CTL #177044 - IMD 45 | | 1 | | 330.00 |
| SL-SUB1W | SL 1-year subscription renewal plus | | 1 | | 330.00 |



A division of Telsco Industries
3301 W. Kingsley, Garland TX 75041-2207

Confirmation

| Part Number | Description | Ship Date Scheduled | Quantity | Unit Net | Amount |
|-------------|--|---------------------|----------|--------------|--------------------|
| SL-SUB1W | warranty - Inspiration Metro District - CTL #83890 - IMD 06 SL 1-year subscription renewal plus warranty - Inspiration Metro District - CTL #83892 - IMD 07 | | 1 | | 330.00 |
| SL-SUB1W | SL 1-year subscription renewal plus warranty - Inspiration Metro District - CTL #83896 - IMD 11 | | 1 | | 330.00 |
| SL-SUB1W | SL 1-year subscription renewal plus warranty - Inspiration Metro District - CTL #83898 - IMD 12_13 | | 1 | | 330.00 |
| SL-SUB1W | SL 1-year subscription renewal plus warranty - Inspiration Metro District - CTL #83903 - IMD 19_20 | | 1 | | 330.00 |
| | | | | Total | \$12,870.00 |

Branch Inspiration Metro District 2026 SmartLink Annual Subscription Renewals -ZD 1281313

INSPIRATION METROPOLITAN DISTRICT

A Title 32 Local Government — Aurora, Colorado

REQUEST FOR PROPOSALS

Landscape Maintenance, Irrigation Management, and Snow Removal Services
Fiscal Year 2027 | Contract Period: January 1 – December 31, 2027

| | | |
|---------------------|--------------------|---|
| Open / Native Space | Approx. 350+ acres | Beauty band / fire band mowing along District-facing fence lines (1x/year); periodic trail band mowing as needed. Native weed control excluded — separate contract. |
|---------------------|--------------------|---|

IMPORTANT PROCUREMENT DATES

| Milestone | Date / Deadline |
|-------------------------------|--|
| RFP Available / Issued | May 13, 2026 |
| Mandatory Pre-Bid Meeting | June 1, 2026, at 12:00 PM (Noon) MDT |
| Written Questions Deadline | June 13, 2026, by 5:00 PM MDT |
| Addenda Issued (if any) | June 20, 2026 |
| Proposal Submission Deadline | July 11, 2026, by 2:00 PM MDT |
| Evaluation | July 14 – August 22, 2026 |
| Board Short List Presentation | August 11, 2026 (est.; if selected for short list) |
| Board Award Notification | September 8, 2026 |
| Contract Execution Target | October 2026 |
| Service Commencement | January 1, 2027 |

Sole Point of Contact for this procurement:

Dominique Devaney, District Manager

Inspiration Metropolitan District

Email: dominique@publicalliancellc.com | Phone: 303-276-0547

All questions and correspondence must be directed to the contact above in writing. Vendors must not contact District board members or staff regarding this RFP outside of this process.

SECTION 1 — INVITATION TO BID

The Inspiration Metropolitan District ("District"), a Title 32 special district organized under Colorado law and located in Aurora, Colorado, invites qualified contractors to submit proposals for bundled landscape maintenance, irrigation management, and snow removal services for Fiscal Year 2027.

This Request for Proposals (RFP) is issued pursuant to the District's procurement policies and applicable Colorado law. The District reserves the right to accept or reject any or all proposals, to waive irregularities, and to award contracts in the best interest of the District.

SECTION 2 — PROJECT OVERVIEW

The District encompasses approximately 400 total acres of maintained common area and open/native space, including a mix of the following:

| Asset Type | Approximate Area / Count | Notes |
|----------------------------|--|--|
| Grass Turf Areas | Approx. 50 acres | Irrigated; mowing, edging, fertilization |
| Ornamental / Floral Beds | Approx. 350 beds (combined) | Seasonal color, mulch, edging |
| Xeriscape / Dryland Beds | Approx. 350 beds (combined) | Low-water, weed management |
| Irrigation Systems | Distributed across all zones | Spring startup, fall winterization, repairs |
| Parking Lots | 2 lots | Snow removal, debris cleanup |
| Common Buildings | 2 buildings | Entries, walks, adjacent areas |
| Mailbox Clusters | 46 mailbox kiosks | Snow clearing, adjacent landscaping |
| Trails / Pedestrian Routes | Approx. 17.25 miles total (13.25 miles concrete, 4 miles soft surface); distributed throughout community (see Exhibit F) | Snow clearing, debris removal; concrete and soft surface trails; see Exhibit F for routing |

NOTE: Tree maintenance, native weed spray, and aquatic spray services are explicitly excluded from this contract and will each be procured separately at a later date. Vendors with these capabilities may note secondary partnership interest in Exhibit C but should not include this work in base pricing.

SECTION 3 — CONTRACT TERM

The initial contract term shall be January 1, 2027, through December 31, 2027, with four (4) annual renewal options, for a duration of five (5) years through December 31, 2031. Each renewal is subject to mutual written agreement, satisfactory performance review, and annual budget appropriation by the District Board. Renewal is not automatic and confers no entitlement.

SECTION 4 — PROCUREMENT SCHEDULE

All dates are subject to change by formal written addendum. Vendors are responsible for monitoring the District's procurement portal / point of contact for any updates.

| Milestone | Date / Deadline |
|--------------------------------|---|
| RFP Issued | May 13, 2026 |
| Mandatory Pre-Bid Meeting | June 1, 2026, at 12:00 PM (Noon) MDT — 23396 E. Glidden Dr., Aurora, CO |
| Written Questions Deadline | June 13, 2026, by 5:00 PM MDT |
| Addenda Issued (if applicable) | June 20, 2026 |
| Proposal Submission Deadline | July 11, 2026, by 2:00 PM MDT |
| Evaluation | July 14 – August 22, 2026 |
| Board Short List Presentation | August 11, 2026 (est.; if selected for short list) |
| Board Award Notification | September 8, 2026 |
| Contract Execution Target | October 2026 |
| Service Commencement | January 1, 2027 |

Questions Process: All questions must be submitted in writing to the Sole Point of Contact listed on the cover page by the Questions Deadline. Verbal inquiries will not receive binding answers. All formal answers will be issued as written addenda distributed to all registered plan holders.

SECTION 5 — MANDATORY PRE-BID MEETING

Attendance at the Pre-Bid Meeting is mandatory. Proposals submitted by vendors who did not attend will be deemed non-responsive and will not be evaluated.

Meeting Details:

- Date: June 1, 2026
- Time: 12:00 PM (Noon) MDT
- Meeting Location: 23396 E. Glidden Dr., Aurora, CO (District common area)
- Duration: Approximately 2 hours

Vendors will be provided with a detailed map of the community with areas of interest at the Pre-Bid Meeting. Prior to the meeting, vendors are expected to take the time necessary to thoroughly review the property in its entirety — this is not a casual drive-by. The District manages a large, multi-faceted community, and vendors who have not taken the property seriously will be at a disadvantage when pricing and during the question period. Vendors are welcome to continue reviewing the property after the meeting at their own discretion; any follow-up questions must be submitted in writing to the Sole Point of Contact no later than June 13, 2026, by 5:00 PM MDT. All questions and answers will be conducted openly in a public setting before all attendees. Vendors must sign in upon arrival to be recorded as attending; sign-in sheets constitute the official attendance record. Each attendee must provide their company name, name, title, and contact information. Questions raised verbally at the meeting will be memorialized and issued as formal written addenda to all registered plan holders; only those written addenda are binding.

SECTION 6 — SCOPE OF SERVICES: LANDSCAPE & IRRIGATION

6.1 Turf Maintenance

The vendor shall maintain all irrigated turf areas to a professional, HOA-quality standard. Minimum requirements include:

- Mowing frequency: Once per week during the active growing season (May–September); every 2–3 weeks during shoulder seasons depending on growth rate — early spring green-up (March–April) and pre-dormancy slowdown (October–November); no mowing required during full dormancy unless conditions warrant
- Mowing height: 3.0–3.5 inches for cool-season turf; vendor shall not remove more than one-third of blade height per cutting
- Edging: All bed edges, curbs, walks, and hardscape edges to be edged at a minimum of biweekly
- Trimming: All areas inaccessible to mower decks to be string-trimmed per mowing visit
- Clipping management: Clippings to be dispersed or collected as appropriate; no clumping on turf or hardscapes
- Spring aeration: Quoted per area on an as-requested basis; vendor to provide per-area unit pricing in Exhibit A
- Spring dethatching: Vendor to advise District on recommended areas; cost quoted at project rate
- Fertilization: Minimum four (4) applications per year following a Front Range cool-season turf program: (1) early spring pre-emergent with starter fertilizer (March–April); (2) late spring balanced nitrogen application (May–June); (3) mid-summer low-nitrogen or iron application to maintain color without excessive growth (July); (4) fall winterize with high potassium to promote root development and winter hardiness (September–October). Slow-release nitrogen formulations are preferred. No fertilizer applications during Aurora Water drought Stage 2 or higher restrictions. Vendor shall submit a written agronomic plan with their proposal

6.2 Ornamental and Floral Bed Maintenance

All ornamental and floral bed areas shall be maintained to a clean, manicured standard:

- Annual color rotation: Annual color installation is excluded from this contract and will be bid separately. Vendor is responsible for maintaining all existing plant material in a clean, healthy, and well-presented condition; removal of dead or declining annuals left in place between color rotations is included in the base scope
- Deadheading: As needed during growing season
- Mulch: Beds to be raked/fluffed annually. Top dress as needed to maintain a 3-inch equivalent in beds. Cost of mulch to be quoted at time of recommendation
- Edging: Crisp bed edges maintained at all times; re-defined as needed, minimum monthly
- Debris removal: All cuttings, dead material, and debris removed from site same day as service
- Pruning: To be completed per industry standard

6.3 Xeriscape and Dryland Bed Maintenance

Front Range xeriscape beds require specific care distinct from irrigated areas:

- Weed management: The Inspiration Metropolitan District maintains a zero-tolerance weed standard across all areas. No weeds of any kind — noxious or general broadleaf/grassy — are acceptable in any xeriscape or dryland bed at any inspection point. Vendor is expected to use pre-emergent applications, targeted post-emergent treatments, and manual removal to maintain weed-free conditions at all times
- Gravel / rock refresh: Gravel and rock refresh are not included in this contract. Vendor shall advise the District of areas requiring attention; any work will be scoped and contracted separately
- Ornamental grass management: Annual cutback in late winter/early spring before new growth
- Pre-emergent application: Applied per approved IPM plan at vendor's discretion, not to exceed label rates; no broadcast herbicide uses without prior District approval
- Drip irrigation inspection: Monthly visual inspection of emitters and lines; repairs to be reported and addressed per Section 6.5

6.4 Weed Control Standards

Weed control shall follow an Integrated Pest Management (IPM) approach. The following thresholds apply:

| Area Type | Acceptable Threshold | Callback Trigger |
|-----------------|---------------------------------------|---|
| Turf Areas | No weeds exceeding 5% total coverage | Any visible noxious weed; >5% total weed coverage |
| Ornamental Beds | Zero tolerance | Any weed present at inspection |
| Xeriscape Beds | Zero tolerance — no weeds of any kind | Any noxious weed; visible coverage |
| Trails / Edges | No encroachment on hardscape surface | Visible encroachment |

Callback response time: Vendor must address callback conditions within [3] business days of written notice. Repeated callbacks for the same condition may result in deduction per the contract terms.

6.5 Irrigation Management

The vendor shall manage all irrigation systems throughout the District:

- Spring startup: Full system activation, zone-by-zone inspection, head adjustment, and controller programming by April 30 annually (or per weather); vendor to provide written startup report
- Fall winterization: Full blowout and shut down by October 31 annually (or per weather); vendor to provide written shutdown report
- Routine inspection: Monthly zone-by-zone visual inspection during irrigation season; written report to District within 5 business days
- Repairs — routine and minor: All routine irrigation repairs are included in the base contract price at no additional cost to the District. This includes, but is not limited to sprinkler head replacement, nozzle and rotor adjustment or replacement, drip emitter repair, valve box cleaning and adjustment, wire and connection repairs, and minor controller programming corrections. Vendor shall document all repairs performed and provide a written summary to the District with each monthly invoice
 - ❖ Annual Cost of Irrigation Repairs for reference*:
 - ❖ 2023 — \$48,869
 - ❖ 2024 — \$70,658
 - ❖ 2025 — \$50,545
 - ❖ 2026 — Incorporated into 2026 contract at a value of \$50,000

*The District took full ownership of all irrigation in the 2025 calendar year.

- Repairs — major (exceeding \$1,000 estimated cost): Work that is reasonably expected to exceed \$1,000 in combined labor and materials — including but not limited to mainline breaks, excavation-based repairs, zone valve replacement, irrigation controller replacement, and pump or booster system work — shall not be commenced without prior written authorization from the District. Vendor must notify the District within 24 hours of identifying a major repair need, submit a written scope and cost estimate, and receive written approval before proceeding. Major repairs are charged at the unit rates specified in Exhibit A
- Water conservation: Vendor shall program controllers using ET-based or smart controller logic where available; schedule adjustments for Aurora Water mandatory restrictions are vendor's responsibility

6.6 Amenity and Common Area Servicing

Common areas associated with the two District buildings, mailbox clusters, and all District Neighborhood Activity Centers (NACs) and parks shall receive the following minimum services. NAC-specific landscape maintenance is detailed at the end of this section:

- Weekly litter/debris pickup during growing season; bi-weekly in off-season
- Entry walks and stoop sweeping with each landscape visit
- Bed and turf maintenance immediately adjacent to buildings included in general scope
- Mailbox cluster surrounds: turf or bed maintenance per type; litter pickup with each visit

- Dog waste stations: Vendor shall service all 48 District dog waste stations on a weekly basis, with the option for a second weekly service visit during peak summer months (June–August) at the District’s discretion. Each weekly visit shall include inspection of the station, replenishment of waste bags, removal and replacement of full waste liner, and general cleaning of the station exterior. Dog waste station servicing shall be priced as a separate line-item rate in Exhibit A; cost of bags and liners included in the quoted rate. Any damaged, missing, or inoperable station shall be reported to the District in writing within 24 hours of discovery
- Trash receptacles: Vendor shall empty all District trash receptacles on a weekly basis, coordinated with the dog station service visit. Each weekly visit shall include removal of full liner bags and replacement with new liners (cost of bags included in base contract price), and cleaning of the receptacle exterior as needed. Any damaged, missing, or inoperable receptacle shall be reported to the District in writing within 24 hours of discovery
- Neighborhood Activity Centers (NACs) and parks: The vendor is responsible for landscape maintenance of all beds, turf, and hardscape surrounds at the following District amenity locations: Inspiration Club Pool (surrounding beds), Pathfinder Park, Bear’s Lair NAC, Watering Hole, Sunset NAC, Happy Tails Dog Park, Hops Garden, and Mountain View NAC. Maintenance standards for these locations shall match the general scope of Sections 6.1–6.3 as applicable to each site.

6.7 Open / Native Space Mowing

The District encompasses approximately 350+ acres of open and native space. The following mowing services are included in this contract for the primary purpose of fire mitigation and maintaining safe access along trails. Native and aquatic weed control within these areas is explicitly excluded and will be procured under a separate contract.

- Firebreak mowing: Vendor shall mow a defined fire mitigation band along all District-facing fence lines bordering open and native space a minimum of one (1) time per year, typically in late spring or early summer prior to fire season. Mowing deck height shall be set at 4–5 inches or higher as conditions require. Band width shall be a minimum of 15 feet from the fence line into the open space. The purpose is fire mitigation and reduction of combustible fuel load adjacent to the community.
- Trail band mowing — hard surface: Vendor shall mow the immediate border and shoulder of all concrete trails through or adjacent to open space on a periodic basis as needed to maintain sight lines and prevent vegetation encroachment; frequency determined by growth conditions and District direction.
- Trail band mowing—soft surface: Vendor shall mow the travel surface and immediate shoulder of soft surface (natural/dirt) trails on a periodic as needed for passability and safety; frequency determined by conditions and District direction.
- All open/native space mowing shall be invoiced at the unit rates provided in Exhibit A. Vendor shall not apply any herbicides or weed treatments in open or native space areas without explicit written authorization from the District.

SECTION 7 — SCOPE OF SERVICES: SNOW REMOVAL

7.1 Service Areas and Priority Tiers

Snow removal services cover the following areas, organized by priority:

| Priority | Location | Service Standard | Response Time |
|------------|---------------------------------|-------------------------------------|---------------------------------|
| Priority 1 | Parking Lot A, Parking Lot B | Clear to pavement; de-ice as needed | Within 2 hrs of 2" accumulation |
| Priority 1 | Building A & B entries, primary | Clear to pavement; de-ice as | Within 2 hrs of 2" |

| | walks | needed | accumulation |
|------------|-------------------------------|-------------------------------|---------------------------------|
| Priority 2 | Mailbox cluster access routes | Passable; de-ice if icy | Within 4 hrs of 2" accumulation |
| Priority 2 | Secondary building walks | Passable; de-ice if icy | Within 4 hrs of 2" accumulation |
| Priority 3 | Trails (pedestrian routes) | Single pass; safety clearance | Within 8 hrs of event end |

7.2 Activation and Trigger Conditions

- Snow removal services are triggered when accumulation reaches 2 inches, measured at the Inspiration Club located at 23396 E Glidden
- The District's designated contact may also call activation for ice events, compacted snow, or other hazardous conditions below the 2-inch threshold
- Vendor must be available 24/7 from November 1 through April 15 and on-call for early/late season events outside this window
- Vendor must acknowledge activation notice within 30 minutes and be on-site within the applicable response time window above

7.3 De-icing and Material Standards

- Approved de-icers: Magnesium chloride or calcium chloride preferred; sodium chloride (rock salt) use must be minimized to protect adjacent vegetation and comply with Aurora stormwater requirements
- No unapproved chemicals may be applied without written District consent
- Vendor to track and report material usage per event; included in monthly invoice documentation
- Vendor is responsible for proper storage of de-icing materials off-site; no bulk material storage on District property without written approval

7.4 Snow Hauling

For large accumulation events where, on-site stacking is impractical or creates visibility/safety concerns, the District may direct snow hauling. Hauling shall be quoted as a separate unit rate per Exhibit A. The District must provide written authorization before hauling commences.

7.5 Damage and Turf Protection

- Vendor is responsible for all damage to curbs, landscaping, turf edges, and hardscape caused by snow removal operations
- Damage must be reported to the District within 24 hours of occurrence and repaired by vendor at no cost to the District within 30 days or before growing season, whichever comes first
- Delineator stakes: Vendor shall furnish, install, and maintain all turf edge and landscape delineator stakes throughout the District prior to the first anticipated snow event each season. Stakes shall remain in place and in good condition for the duration of the snow removal season and shall be removed and properly stored or disposed of by Vendor at season's end. All costs associated with the purchase, installation, maintenance, and removal of delineator stakes are the sole responsibility of the Vendor and are included in the base contract price; no separate compensation will be provided

SECTION 8 — PRICING REQUIREMENTS

Vendors shall complete Exhibit A in full. Pricing must be all-inclusive for the described scope unless explicitly noted as a unit rate. The District will not consider bids with pricing contingencies not disclosed in Exhibit C.

The base annual lump sum shall cover all landscape maintenance, irrigation management (including startup/shutdown and routine minor repairs), bed care, xeriscape maintenance, and all labor/equipment/disposal.

Snow removal and amenity servicing (dog waste stations, trash receptacles) shall each be priced as separate line items per Exhibit A. Please list snow removal rates by hourly/equipment cost.

Pricing submitted is firm for the initial contract term. If the District exercises a renewal option, pricing adjustments may be negotiated but shall not exceed the prior year's Denver-Aurora-Lakewood CPI-U index change.

SECTION 9 — INSURANCE AND BONDING REQUIREMENTS

Prior to contract execution, the selected vendor must provide certificates of insurance evidencing the following minimum coverages. All policies must name the Inspiration Metropolitan District as an Additional Insured.

| Coverage Type | Minimum Limits |
|------------------------------|---|
| Commercial General Liability | \$1,000,000 per occurrence / \$2,000,000 aggregate |
| Commercial Auto Liability | \$1,000,000 combined single limit |
| Workers' Compensation | Statutory limits (Colorado) — certificate of insurance required prior to contract execution and upon each renewal |
| Employers' Liability | \$500,000 per occurrence |
| Umbrella / Excess Liability | \$1,000,000 per occurrence / \$2,000,000 aggregate |

- All insurers must be licensed to do business in Colorado and carry an A.M. Best rating of A- VII or better
- Vendor must provide 30 days' written notice to the District prior to cancellation or material modification of any required coverage
- Subcontractors must maintain equivalent coverage; vendor is responsible for ensuring subcontractor compliance
- The District does not require a performance bond for this contract but reserves the right to request one prior to award

SECTION 10 — PROPOSAL SUBMISSION REQUIREMENTS

Proposals must be submitted by the deadline listed in Section 4 to the Sole Point of Contact. Late proposals will not be accepted. All submissions must include the following items in the order listed:

1. Completed Exhibit A — Pricing Sheet (all fields filled; no blanks)
2. Signed Exhibit B — Service Area Acknowledgment
3. Completed Exhibit C — Certifications and Exceptions (list any deviations; if none, state 'None')
4. Company Overview: Brief description of company, years in operation, Aurora/Front Range experience, and relevant certifications (Colorado Nursery & Greenhouse Association, QWEL irrigation, SIMA snow, etc.)
5. Key Personnel: Names, roles, and qualifications for the account manager and lead site supervisor assigned to this contract
6. Staffing Plan: Estimated crew size, equipment deployed, and subcontractor use (if any) for landscape and snow services
7. Weed Management for Turf and Beds: Vendor's specific approach to weed control, product rotation, and threshold management for Front Range conditions
8. Irrigation Approach: Vendor's qualifications and approach to irrigation management, backflow compliance, and water conservation programming

9. Snow Response Plan: How vendor will staff and activate for snow events; equipment available; communication protocol
10. Three (3) References: Current or recently completed contracts of similar scope (government, HOA, or commercial); include contact name, phone, email, and contract value
11. Secondary Partnership Interest (optional): If vendor offers or can arrange tree maintenance services as a secondary partnership, note this with a brief description

Proposals may be submitted electronically in PDF format to dominique@publicalliancellc.com with subject line: "IMD FY2027 Landscape RFP — [Company Name]." One printed original may also be required; the District will notify vendors if a hard copy is needed.

SECTION 11 — EVALUATION CRITERIA

Proposals will be evaluated by a selection committee using the following weighted criteria:

| Criterion | Weight | Max Points |
|--|-------------|------------|
| Relevant experience (municipal/HOA landscape, Front Range xeriscape, snow) | 15% | 15 |
| Technical approach (IPM plan, irrigation methodology, snow response) | 15% | 15 |
| Staffing and equipment capacity | 25% | 25 |
| Pricing — landscape base bid | 25% | 25 |
| Pricing - snow removal rates for hourly and equipment rates | 10% | 10 |
| References and past performance | 10% | 10 |
| TOTAL | 100% | 100 |

The District may conduct interviews or request best-and-final offers (BAFO) from short-listed vendors prior to award. Award will be made to the responsible vendor whose proposal represents the best value to the District, which is not necessarily the lowest price.

SECTION 12 — CONTRACT TERMS AND CONDITIONS

- **Payment Terms:** The District shall pay 1/12th of the annual contract price on a monthly basis upon receipt of a correct, itemized invoice. Payment shall be issued within 30 days of a valid invoice.
- **Change Orders:** Any work or materials outside the contract scope, or any single expenditure exceeding \$500, requires prior written approval from the District's authorized representative. Verbal approvals are not valid.
- **Performance Standards:** Failure to meet response times, weed thresholds, or irrigation standards documented in two (2) consecutive inspections may constitute a material breach.
- **Subcontracting:** Vendor may not subcontract any portion of this work without prior written District approval. Approved subcontractors must meet the same insurance requirements as the prime vendor.
- **Public Records:** This contract and related records are subject to the Colorado Open Records Act (CORA), C.R.S. § 24-72-201 et seq. Vendors should not include information they consider proprietary without clearly marking it as such and understanding it may still be subject to disclosure.
- **Vendor shall comply with all applicable federal and state wage and labor laws.**
- **Non-Discrimination:** Vendor shall comply with all applicable federal, state, and local non-discrimination laws and shall not discriminate in hiring or employment.

- Independent Contractor: Vendor is an independent contractor. Nothing in this agreement creates an employer-employee relationship between the District and any vendor personnel.
-

SECTION 13 — TERMINATION

- Termination for Cause: The District may terminate this contract immediately upon written notice if the vendor materially breaches any term and fails to cure the breach within 10 days of written notice, or if the breach is incurable.
- Termination for Convenience: The District may terminate this contract for any reason upon 30 days' written notice. Vendor will be compensated for services properly performed through the termination date.
- Suspension: The District may suspend services for up to 30 days pending resolution of a performance dispute. Vendor will not be entitled to additional compensation during a suspension period caused by vendor default.

EXHIBIT A — PRICING SHEET

Vendor: _____ Date: _____

Part 1: Landscape Maintenance — Base Annual Lump Sum

The base annual lump sum shall include all labor, equipment, materials (mulch, plant material, fertilizers, pre-emergent), disposal, and overhead for all landscape, xeriscape, and irrigation services described in Section 6.

| Service Component | Annual Price (\$) |
|--|--|
| Turf maintenance (mowing, edging, fertilization) | \$ |
| Ornamental / floral bed care (incl. seasonal color and mulch) | \$ |
| Xeriscape bed maintenance (incl. pre-emergent, cutbacks) | \$ |
| Irrigation management (startup, shutdown, backflow, monthly inspections, minor repairs) | \$ |
| Common area servicing — litter pickup, entries, mailbox surrounds (excluding dog stations and trash receptacles) | \$ |
| Dog waste station servicing — 48 stations, weekly (incl. bags and liners); optional second visit June–August | \$ /week (regular); \$ /week (summer 2x) |
| Trash receptacle servicing — weekly (incl. liners) | \$ /week |
| Amenity — Dog Stations (48 stations, weekly service; incl. bags and liners) | \$ /week |
| TOTAL BASE ANNUAL LUMP SUM | \$ |

Part 2: Snow Removal — Hourly and Equipment Rates

Please provide hourly and equipment rates for all snow removal services. Rates should reflect all Priority 1, 2, and 3 service areas. Include seasonal equipment rates where applicable.

| Snow Service Item | Price (\$) |
|--|------------|
| Snow Removal Labor — Regular (per hour, per crew member) | \$ /hr |
| Plow Truck (per hour) | \$ /hr |
| Skid Steer / Loader (per hour) | \$ /hr |
| Additional Per-Inch Rate (above 8") | \$ /inch |

| | | |
|---|----------|-------------------|
| De-icing material — Mag Chloride / Calcium Chloride (per lb. applied) | \$ | /lb applied |
| Snow Hauling — if authorized (per load or per hour) | \$ \$ | /load or /hour |
| Seasonal Equipment Rate — plow/de-ice equipment (per season, if applicable) | \$ | /season |

Part 3: Unit Rates for Additional / Out-of-Scope Work

| Item | Rate (\$) | |
|---|-----------|------------------------|
| Labor — Regular (per hour) | \$ | /hr |
| Labor — Overtime / Emergency (per hour) | \$ | /hr |
| Equipment — Mower / Large (per hour) | \$ | /hr |
| Equipment — Plow Truck (per hour) | \$ | /hr. |
| Equipment — Skid Steer / Loader (per hour) | \$ | /hr. |
| Material mark-up percentage (for approved material purchases) | | % |
| Beauty band / fire band mowing (per acre or per linear ft, annually) | \$ \$ | /acre or /linear ft |
| Trail band mowing — hard surface (per visit) | \$ | /visit |
| Trail band mowing — soft surface (per visit) | \$ | /visit |
| Beauty band / fire band mowing — open space (per acre or linear ft, annual) | \$ \$ | /acre or /linear ft |
| Trail band mowing — hard surface (per visit) | \$ | /visit |
| Trail band mowing — soft surface (per visit) | \$ | /visit |
| Irrigation repairs — major (labor rate above material cost) | \$ | /hr. |

Vendor certifies that all pricing above is complete, all-inclusive for the described scope, and firm for the initial contract term of January 1–December 31, 2027.

Authorized Signature: _____

Printed Name & Title:

Company:

Date:

EXHIBIT B — SERVICE AREA ACKNOWLEDGMENT

Vendor Certification

By signing below, the vendor certifies that they have personally reviewed all service areas, acreage maps, site conditions, irrigation infrastructure, parking lots, building entries, mailbox clusters, and trails associated with this contract. The vendor acknowledges that pricing submitted in Exhibit A reflects actual site conditions as observed and that no additional compensation will be due on account of conditions that were observable during the mandatory pre-bid meeting.

The vendor also acknowledges that the mandatory pre-bid meeting attendance requirement has been satisfied.

Authorized Signature:

Printed Name & Title:

Company:

Date:

EXHIBIT C — CERTIFICATIONS AND EXCEPTIONS

Part 1: Certifications

By signing below, the vendor certifies to the following:

- The vendor is a legally organized entity in good standing under the laws of the State of Colorado (or is duly authorized to do business in Colorado)
- The vendor has not been debarred or suspended from participation in any federal, state, or local government contract
- All information in this proposal is accurate and complete to the best of the vendor's knowledge
- The vendor will maintain all required insurance coverages for the duration of the contract and will provide updated certificates upon renewal
- The vendor acknowledges and agrees to all contract terms in Sections 12 and 13 of this RFP as written, except as noted in Part 2 below
- The vendor holds all licenses required by the State of Colorado and the City of Aurora to perform the services described

Part 2: Exceptions and Deviations

List any requested deviations from the RFP scope, terms, or conditions below. Each exception must identify the specific section and the vendor's proposed alternative language. If no exceptions are requested, write "None" in the space below.

| Section # | Current Language (summarized) | Proposed Alternative |
|-----------|-------------------------------|----------------------|
| | | |
| | | |
| | | |
| | | |

Part 3: Secondary Partnership Interest (Optional)

If your firm offers or can arrange tree maintenance services as a secondary partnership, describe your capabilities or proposed partnership arrangement below. This is optional and will not affect evaluation of the primary landscape and snow bid.

Tree maintenance / secondary partnership description:

Authorized Signature: _____

Printed Name & Title: _____

Company: _____

Date: _____

EXHIBIT D — DISTRICT OVERVIEW MAP

Inspiration Metropolitan District — Community Boundary and Common Areas

For reference only. Vendors must conduct an independent site review during the Mandatory Pre-Bid Meeting (June 1, 2026). This map does not supersede field conditions.



EXHIBIT E — MAILBOX KIOSK, DOG STATION & TRASH RECEPTACLE MAP

Inspiration Metropolitan District — Mailbox Kiosk and Dog Station Locations

Map confirmed: 46 mailbox kiosks (blue) and 48 dog waste stations (green) distributed throughout the community. Vendors should verify all locations during the Mandatory Pre-Bid Meeting.

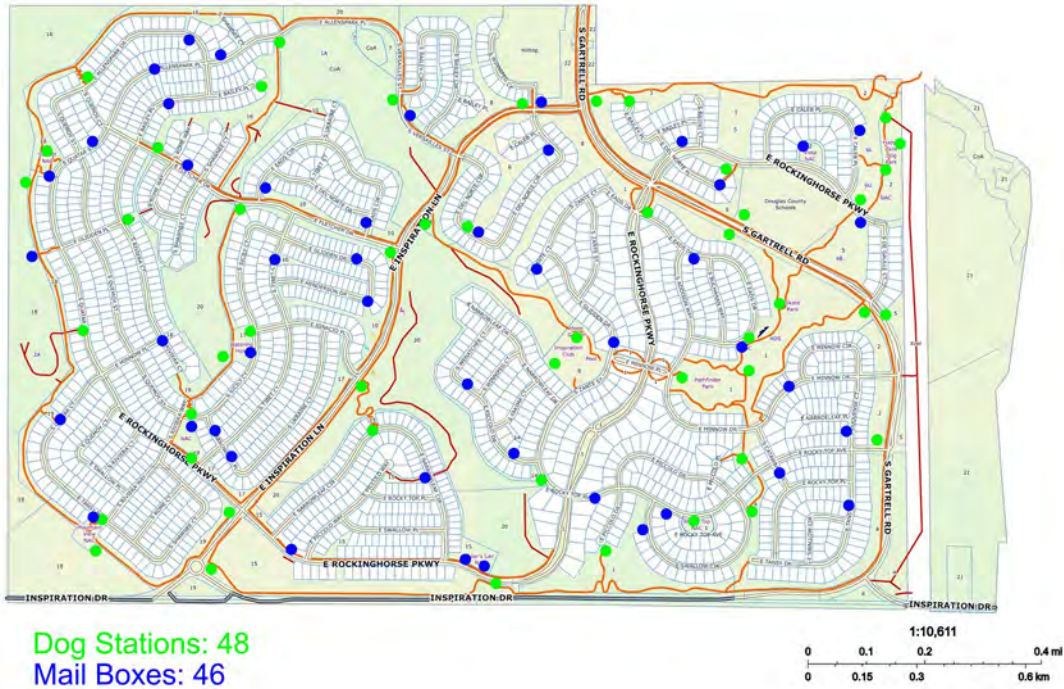
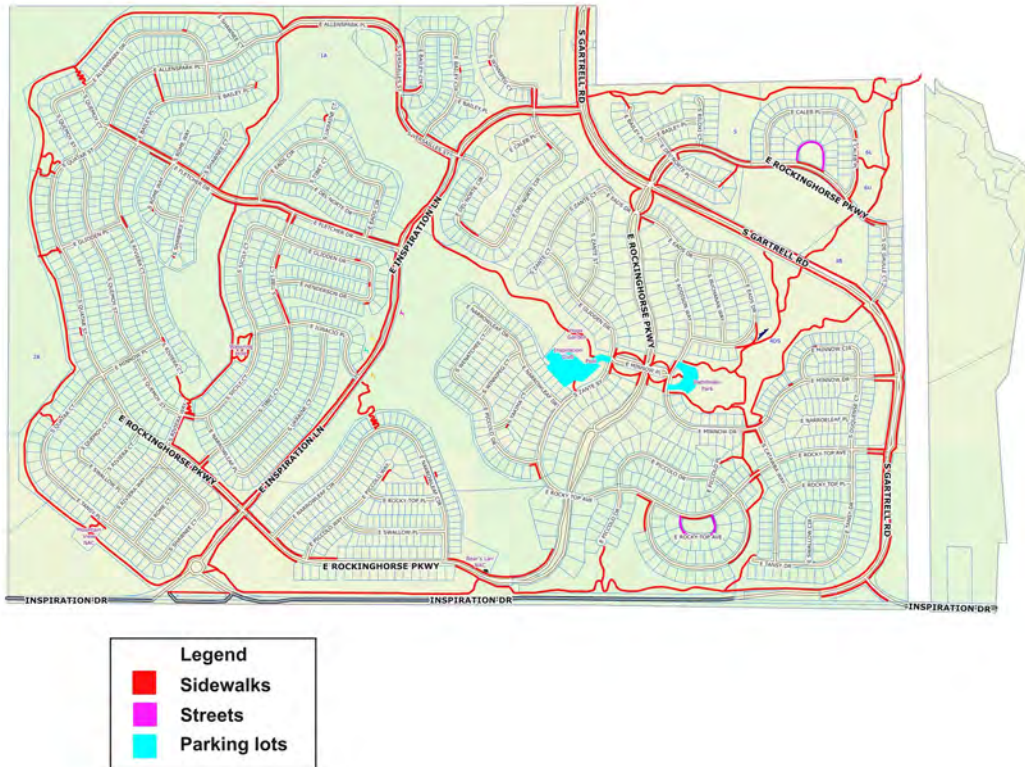


EXHIBIT F — SNOW REMOVAL SERVICE AREA MAP

Inspiration Metropolitan District — Snow Removal Service Areas

Red areas indicate Inspiration Metropolitan District snow removal responsibility (sidewalks, streets, and parking lots). Cyan areas indicate parking lots. Vendor scope is limited to the IMD-designated areas shown. Developer and Hilltop HOA areas are excluded from this contract.



Inspiration Club Committee Input May 2026 Inspiration Board Meeting

1. District Events since last report

Trivia Night – Apr 10

Smaller turnout – 15. Residents enjoyed themselves.

Butterfly Bloom – Apr 18

Well attended ... 50+. Kids really enjoyed the crafts and snacks!

Madison did a great job in creating and running this event!



City of Aurora Seminar Veggie Gardening – Apr 23

Approx. 15-20 residents. Well received.

2. Upcoming District Events

- * Game Night – May 1.
- * Tie Dye Event – May 9. Lots of interest.
- * Composting at Pathfinder – May 16.
- * Pool Opening – May 23.
- * Movie Night – May 30.

3. Group Events

Fitness Classes

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

Yoga with Roni Monday nights (6pm).

4. Private Events

1 private events in April. No issues.

5. Other

* Inspiration Club Governing Document.

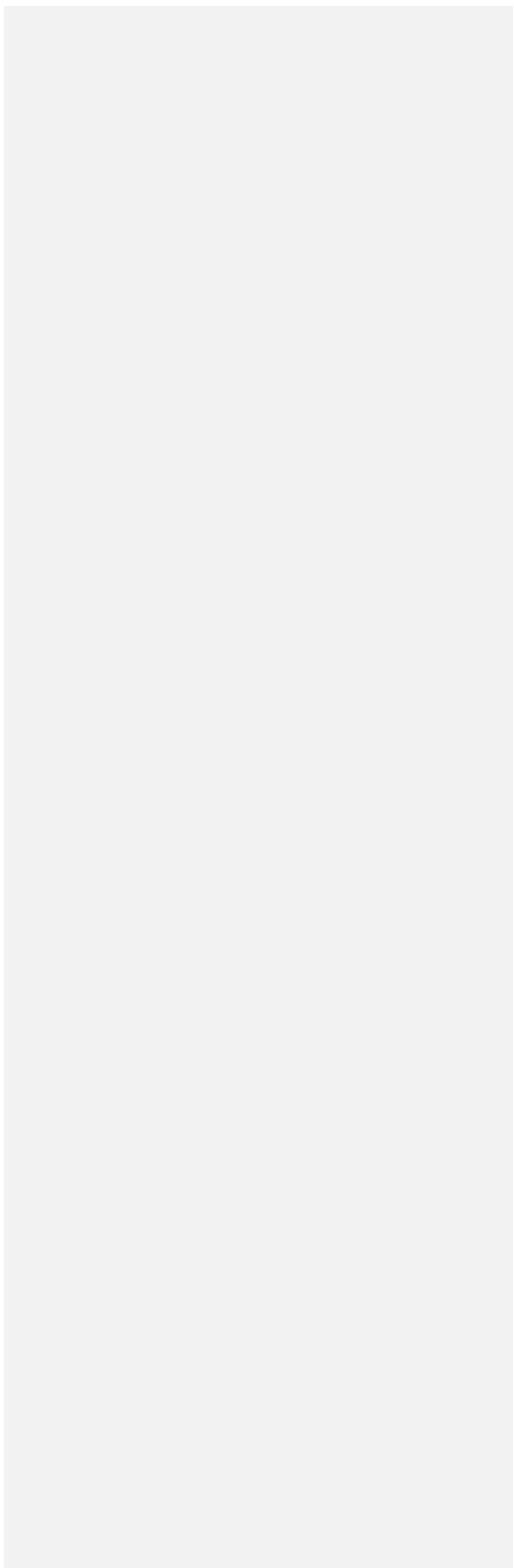
* Pool Furniture.

Rea Heatherington
Inspiration Club Committee Co-Chair
Apr 30 2026

INSPIRATION CLUB BUILDING POLICIES

INDEX

Facility Use Policy.....2,3,4,5,6,7,8,9,10,11,12
Club Building Rules.....13
Cleaning Checklist.....14
Group Reservation Fitness Programs Policy.....15,16
Group Reservation Participant Liability.....17,18
Group Reservation Instructor Assumption of Risk.....19,20



INSPIRATION CLUB BUILDING

FACILITY USE POLICY

Inspiration Club is a multi-purpose facility owned and operated by ~~the~~ Inspiration Metropolitan District (the “District”) and serves the Inspiration community. It includes areas designated for social or recreational events, maintenance operations, and administrative functions. This ~~Inspiration Club Building Facility Use Policy (“Policy”)~~ ~~policy~~ outlines guidelines for public use of the ~~building~~ Inspiration Club Building (“Facility”). The responsibilities and rules within this policy apply to all users of the ~~facility~~ Facility.

DISTRICT USE

Events and activities hosted, sponsored, or approved by the ~~Inspiration Metropolitan District~~ and open to the community are typically free to residents and do not require a reservation. For events with limited capacity, advance sign-up may be required and will be offered on a first-come, first-served basis. When appropriate, a participation fee may be charged to help cover event costs. District board meetings, work sessions, town halls, and other public meetings qualify as District use. The ~~facility~~ Facility may be open during scheduled office hours for public access, to include the lobby and restroom areas.

- Priority: Committee meetings and ~~district~~ District-sponsored events are given priority over all other reservation types.
- Management staff will reserve space for committee meetings and ~~district~~ District-sponsored events with no charge and up to a year in advance.
- Inspiration Committees are listed at <https://inspirationmetro.org/committees/>.
- Committees may reserve the multi-purpose room and/or meeting room at no charge for meetings or community-related activities.
- Priority: Before group and private event reservations.
- Rate: No Charge
- Booking: Submit request up to twelve months in advance of the desired date.
- Standing reservations may be made, with any ~~district~~ District-wide use taking precedence in case of a conflict.
- Committee reservations may be made via email to staff@inspirationmetro.org. Reservations are not final until a confirmation email is received.

RESIDENT USE

To ensure fair access for all residents, the District may balance between Hilltop and All-Ages neighborhoods when evaluating reservation requests. While all homes contribute equally to the operation of ~~this the facility~~ Facility, reservation approvals and scheduling will remain at the discretion of District management and/or the Inspiration Club Committee to help maintain equitable use across the community.

1. Resident-Only Group Reservations

The Inspiration Club Committee will review requests for resident-only group reservations on a periodic basis and make recommendations to the Board for approval on a case-by-case basis. The Board can approve or disapprove reservations at its discretion.

- Resident-only group reservations must be for a group made up entirely of Inspiration residents, although a limited number of speakers or facilitators for an activity that are not residents are allowed.
- Priority: After District-sponsored and Committee events and before private events.
- Rate: No Charge
- Booking: Submit request up to four months in advance of the desired date.
- Reservations are not final until a confirmation email is received.
- Standing reservations may be permitted at the discretion of District management and/or the Inspiration Club Committee and may be subject to periodic review to ensure fair access for other groups. Fitness groups must adhere to the Group Reservation Fitness Programs Policy and all participants and instructors are required to have a signed waiver on file with District management in order to participate in any group reservation fitness activities.
- Refer to the following documents available at the end of this document and online at inspirationmetro.org/amenities:
 - Resident-Only Group Reservation Form
 - Cleaning Checklist
 - Club Building Rules

- Resident-Only Group reservation requests may be made online at <https://inspirationmetro.org/resident-only-group-reservation-request/>

2. Private Events

Inspiration residents who are at least 21 years of age and in good standing may reserve the multi-purpose room and/or meeting room to host a private event for an hourly rental fee. At the discretion of the District a deposit may be required.

- Priority: After District-sponsored, committee, and resident-only group events.
- Fees:
 - o Multi-purpose room (max 50 participants): \$30 per hour
 - o Meeting room (max 16 participants): \$20 per hour
- Booking: Submit requests up to three months in advance of the desired date.
- Reservations are not final until a confirmation email is received. The fee is due at the time of the reservation to secure the date.
- Private Events are limited to 50 total participants.
- Availability for private events may be limited depending on overall building usage at the discretion of District management and/or the Inspiration Club Committee.
- Each residential lot is limited to two private event reservations per calendar year.
- All rules outlined in this ~~policy~~ **Policy**, as well as the requirements and procedures in the Private Event Reservation Request Form, Club Building Rules, and Cleaning Checklist, must be ~~followed~~.
- Rental Duration The multi-purpose room and meeting room may be reserved for a minimum of 2 hours and a maximum of 6 hours, within the available rental window of 9:00 a.m. to 9:00 p.m. The reserved time must include setup and cleanup.
- Damage, Cleaning, and Deposit Policy
 - o At this time, the District does not require a deposit for most private event reservations. However, if the ~~facility~~ **Facility** is not left in satisfactory condition, costs will be billed directly to the resident's homeowner account. Charges may include the cost of repairs, replacement of missing items, or supplemental cleaning services.

Commented [LH1]: Reference agreement here?

- Right to Require a Deposit

- The District reserves the right to modify this ~~policy~~ Policy in the future and require a refundable security deposit, not to exceed \$500, for all private event reservations. In that event, a deposit may be required to secure the reservation, and if the ~~facility~~ Facility is left in satisfactory condition, the deposit would be refunded or released within seven (7) business days after the event. Specific deposit terms would be outlined in the Private Event Reservation Form.

- Refer to the following documents available online at inspirationmetro.org/amenities/:

- Private Event Reservation Form
- Cleaning Checklist
- Club Building Rules

- Private Event reservation requests may be made online at <https://inspirationmetro.org/private-event-reservation-request-form/>

RULES FOR ALL RESERVATIONS

Guest Access

Private events must be by invitation only and may not be opened to the public. Residents and their guests are not permitted in the building outside of the approved reservation period.

Permitted Areas

Use of the reserved room (multi-purpose room or meeting room), as well as access to the lobby area, patio, and restrooms, is allowed during the approved reservation period.

Restricted Areas

Access to the office, maintenance closet, and garage is not permitted at any time. Building reservations do not include the use of the swimming pool.

Reservations and Cancellations

Reservations are processed on a first-come, first-served basis. Private event reservations are not confirmed until all applicable fees and deposit arrangements have been completed, and a confirmation email is issued by the booking system or management representative.

Commented [LH2]: Reference agreement here?

Cancellations must be submitted to the management company by phone or email at least 72 hours in advance to be eligible for a return of any fees.

Building and Room Capacity

Municipal fire codes establish occupancy limits for the building and its individual rooms.

- Total building capacity: 111 people
- Multi-purpose room capacity: 75 people (maximum of 50 participants for private reservations)
- Meeting room capacity: 16 people (maximum of 16 participants for private reservations)

Non-Smoking Facility

Inspiration Club is a non-smoking facility, as required by law. Smoking and vaping are not permitted within 25 feet of any building entrance.

Access, Security, and Equipment Use

Resident-only groups and private renters must receive a briefing from the management company or a resident volunteer on building security procedures and opening/closing protocols prior to their initial reservation. Doors must not be left propped open at any time. Users are responsible for ensuring that all doors are securely locked upon departure. If use of the audio/video system in the multi-purpose room is requested, a separate orientation must be completed in advance. Use of any Audio/Visual equipment, mechanical blinds, or other Facility technology without the appropriate briefing is strictly prohibited.

Access for reservations will be granted via the Alta Open app and is required for reservation usage. The app is available for residents only and can be obtained by submitting the Facility Access Waiver online at: <https://inspirationmetro.org/access/>

Special Event Review Requirement.

Certain events may require prior written approval from the District. Approval shall be based on content-neutral factors related to health, safety, operational impact, and compliance with District policies.

Events requiring prior approval include those that:

- Are open to the general public or advertised beyond District residents;
- Involve the collection of fees, sale of goods or services, or other commercial activity;
- Include third-party vendors, performers, or organized programming not typical of residential use;
- Are reasonably expected to exceed standard occupancy levels or require additional security, staffing, or supervision; or
- Present increased risk of property damage, liability exposure, or disruption to the community.

Approval decisions shall be made in a reasonable, viewpoint-neutral manner and shall not be based on the content of speech or expressive activity. The District may impose reasonable conditions on approved events, including insurance requirements, indemnification, security measures, and compliance with applicable laws and District rules.

Fund Raising, Sponsorship, Political Events

Any event that involves fund raising, sponsorship, non-resident speakers or political awareness/campaigning requires approval from the management company/board.

Renter Supervision

The individual who holds the reservation (the “~~renter~~Renter”) must be on site for the entire rental period or must notify the management company in advance to designate another resident to serve in that role.

Commented [LH3]: I revised the prior language due to constitutional exposure particularly around political speech and discretionary approval. The clause, as written, could be challenged as vague, overbroad, and potentially viewpoint-discriminatory.

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All events involving individuals under the age of 21 must have a **resident** parent or responsible adult present for supervision throughout the entire reservation. For children's parties and events, the following adult-to-child supervision ratios are required:

- Ages 5 and under: 1 adult per 5 children
- Ages 6 to 11: 1 adult per 10 children

The **renter** **Renter** is responsible for the conduct of all guests during the rental period, including any inappropriate behavior and any damage to the **facility** **Facility** or its contents.

Any vendors or suppliers engaged for a private event are the sole responsibility of the **renter** **Renter**. The District assumes no liability for the actions, services, or equipment of outside vendors.

Facility Condition and Use

The rooms and outdoor areas must be left in the same configuration and level of cleanliness as when rented. Refer to the Cleaning Checklist for more guidelines in addition to the following list:

- Return tables, chairs, furniture, and other room elements to the original configuration.
- Do not move kitchen appliances, extension cords, remote controls, audiovisual equipment, or other items from their existing room or remove them from the building.
- Tables, chairs, and other furniture may not be moved outside the building at any time.
- Clean any spills, crumbs, or messes from floors, tables, and counters.
- Remove all decorations and personal items at the end of the event.
- Dispose of all trash in the designated waste bins or dumpster (do not overfill). If excess trash does not fit, you are responsible for removing it from the building and disposing of it off-site.
- Report any issues or discrepancies to the District's management company by email at **staff@inspirationmetro.org** or by phone at **(303) 627-2632**. Assistance is generally available during business hours only.
- For emergencies, **call 911**. For non-emergency police or fire assistance, contact the Aurora Police Department dispatch at **(303) 627-3100**. To report an emergency related to District property outside of business hours, call (303) 627-2632 and follow the prompts for after-hours emergencies.

- The management company will assess the condition of room/outdoor area within 2 business days of the completion of the event.

Deliveries and Pickups

All deliveries and pickups related to private events must occur within the approved reservation window unless advance approval is granted by District management. The District and its representatives are not responsible for receiving, handling, or storing any items delivered before or after the reservation period.

Prohibited Decorations

All decorations must be free-standing or otherwise non-damaging and must be removed entirely at the end of the reservation. The following items and practices are not permitted in or around the ~~facility~~Facility:

- No staples, nails, tacks, screws, or tape may be used anywhere
- No glitter, birdseed, confetti, rice, or silly string
- No helium balloons
- No fireworks, sparklers, candles, or incense

Signage

No signage may be placed on District property without prior approval. Balloons, banners, or directional signs must be free-standing and removed immediately following the event.

Parking

Use of the parking lot is typically available during reservations but is not guaranteed. Guests must park legally and respectfully in designated spaces. Street or overflow parking must not block driveways, mailboxes, or emergency access points. Carpooling is encouraged. Parking in fire lanes is strictly prohibited.

Commercial Activities

Events that include a commercial component are not permitted unless specifically authorized in advance by the Inspiration Metropolitan District Board of Directors. Commercial activities include, but are not limited to, any for-profit venture such as the sale or promotion of services, food, or materials.

Animals / Pets

Animals are not permitted inside the building, except for documented service animals assisting individuals with disabilities. Animals that are part of a District-sponsored event or approved educational program may be allowed with prior authorization.

Required Attire – No Wet Bathing Suits

All individuals must wear shirts and shoes while inside the building. Wet bathing suits are not permitted inside the Inspiration Club. This helps prevent slips and protects interior finishes, including the carpeted areas.

Food and Drink

Food and drink are allowed within the ~~facility~~Facility, except on and around electronic equipment. Please promptly report any liquid spills or food messes. No cooking is permitted inside the ~~facility~~Facility. Warming or reheating food may be allowed with prior approval and only using equipment provided by or approved by the District. Use of open flames, Sternos, grills and any other heating element is prohibited. Hot plates and slow cookers must be specifically authorized in writing.

Noise Levels

Excessive noise or misconduct shall be grounds for immediate revocation of the right to use the facilities. All music must be kept at levels that do not disturb the reasonable peace and quiet of any resident. All noise shall be confined within the building and doors shall remain closed when music is playing. Use of amplified sound or music outdoors (including the patio) is prohibited unless specifically approved by the District.

Upon sufficient cause and in the interest of public safety, the District and its designated representative, including the management company, and the Aurora Police Department have the authority to close the building to public and private activities.

Alcohol and Security

1. Prohibition on Sale of Alcohol

Alcoholic beverages may not be sold, distributed for consideration, or included in any admission fee, ticket price, or exchange of value at any event held at the Facility, at any event.

2. Compliance with Laws

Users shall comply with all applicable federal, state, and local laws, regulations, and ordinances, including but not limited to those governing the service and consumption of alcohol, underage drinking, open containers, noise, parking, disorderly conduct, and public safety. The Renter assumes full responsibility and liability for any violations occurring during the event.

3. Service of Alcohol

Alcohol may not be served to individuals under 21 years of age or to anyone who appears to be intoxicated. The user Renter, along with all agents, vendors, and contractors, is responsible for ensuring compliance with this requirement.

4. Bartender Requirements

agrees to comply with all applicable state and local laws, ordinances, and regulations, including those related to alcohol service and consumption, parking, open containers, noise, disorderly conduct, and loitering.

For any reservations involving alcohol, the use of a licensed/TIPS certified bartender is required. Renters must provide the name, contact information, and license number proof of certification for the designated bartender to the District or its Management Company at least seven (7) days prior to the event. of the designated bartender.

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Commented [LH4]: Who should receive the license information?

5. Insurance Requirements

Security personnel and Tenant User Liability Insurance (“TULIP”) coverage may be required for events where alcohol will be present at the District's discretion. The District may require the user/Renter to pay a fee to offset TULIP costs when events involve alcohol.

The user must notify the management company at least one week in advance with the name and contact information of the security provider. The user is responsible for all related costs. Approved security may include off-duty law enforcement officers, military police or other government law officials, or licensed private security personnel.

6. Security Requirements.

The District reserves the right, at its sole discretion, to require security personnel for events involving alcohol or where attendance, nature of the event, or other factors warrant additional oversight.

If security is required:

- The Renter must provide the name and contact information of the proposed security provider at least seven (7) days prior to the event for District approval.
- Approved security personnel may include off-duty law enforcement officers, military police, other government law enforcement officials, or licensed private security providers.
- The Renter shall be responsible for all costs associated with required security.

7. Right to Terminate Event

The District reserves the right to immediately terminate any event, without refund, if the foregoing rules in this section are violated or if the event poses a threat to public health, safety, or welfare.

Lost and Found

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Inspiration Metropolitan District and its representatives are not responsible for lost or stolen items. Found items will be held for 30 days before being discarded or donated.

Compliance with Laws and Regulations

The user agrees to comply with all applicable laws, including those of the United States, the State of Colorado, and all ordinances, rules, and regulations of Douglas County and the City of Aurora, as well as the policies and requirements of the District, and local police and fire departments.

Insurance and Liability

The ~~Inspiration Club~~ facility ~~Facility~~ is equipped with a video security system. Security footage may be reviewed by District staff at any time to verify compliance with this ~~agreement~~ Policy.

If the ~~renter~~ Renter violates any provision of this ~~agreement~~ Policy, the entire security deposit may be forfeited. At the discretion of the Board of Directors, residents who cause significant damage to the ~~facility~~ Facility or leave it in poor condition may lose future rental privileges.

The ~~renter~~ Renter acknowledges and agrees that neither the Inspiration Metropolitan District nor its management company shall be liable for any injury to persons or damage to property occurring within the ~~facility~~ Facility.

The ~~renter~~ Renter further agrees to indemnify and hold harmless the Metropolitan District, the management company, and their officers, directors, agents, employees, contractors, and subcontractors from and against any and all damages, losses, liabilities, claims, costs, and expenses (including reasonable attorney's fees) arising from or related to the ~~R~~ renter's use of the ~~facility~~ Facility. This includes claims brought by the renter, their family members, guests, invitees, other residents, vendors, or employees.

Renters may be required to provide proof of liability insurance for certain event types, including but not limited to large gatherings, use of outside vendors, or events involving catering or alcohol. Requirements will be determined at the discretion of the District management.

Acknowledgement

All individuals and groups utilizing the Inspiration Club Building agree to comply with all rules, policies, and guidelines contained in this document and in all associated materials. This includes, but is not limited to, the Cleaning Checklist Policy, Group Reservation Fitness Programs Policy, reservation forms (submitted online at inspirationmetro.org/reservations), and the Club Building Rules. Use of the ~~facility~~ Facility constitutes acknowledgment and acceptance of these requirements, and failure to adhere to them may result in suspension or loss of reservation and ~~facility~~ Facility use privileges as well as additional fees.

INSPIRATION CLUB BUILDING

CLUB BUILDING RULES

- Reservation required.
- Keep doors closed, do not prop open at any time.
- No smoking/vaping allowed inside or within 25 feet of the ~~facility~~Facility.
- No wet swimwear.
- All children under the age of 18 must be supervised by an adult.
- Liquid containers must be covered.
- No alcohol is permitted without specific approval.
- No animals (other than service animals).
- No inflatables.
- No open flames.
- No cooking or active grilling is allowed unless specifically approved by the management company prior to the event.

In case of emergency call 9-1-1 then the management after-hours emergency line at: 303-627-2632, press 2

INSPIRATION CLUB BUILDING CLEANING CHECKLIST

To help keep the Inspiration Club Building clean, functional, and welcoming for all, please complete the following tasks at the end of your reservation. Failure to leave the [facility](#) [Facility](#) in satisfactory condition may result in fees charged to your homeowner account.

- Return all tables and chairs to their original location and configuration
- Ensure no furniture has been moved outside the building
- Wipe down all used tables and counters
- If fridge or microwave were used please wipe down any spills or messes
- Check that all used appliances are off and fridge door fully closed
- Vacuum any visible debris on carpeted areas
- Sweep and/or spot clean hard floors if needed (mop if any liquid has spilled)
- Clean up any spills or messes on floors, counters, or furniture
- Check parking lot where guests parked and the patio and remove all trash
- Empty all trash cans and replace with new liners (extras are located in the cabinet)
- Dispose of all trash in the designated dumpster outside
- Turn off projector and microphones if used
- Ensure the bathrooms are in a clean and orderly state
- Return all AV equipment to its designated storage bins or shelves
- Remove all personal tech (laptops, adapters, etc.)
- If you unlocked the doors using the hex key, ensure they are securely locked
- Do not leave any doors propped open

- Turn off lights and double-check that no one is left inside
- Remove all decorations
- Take all personal belongings with you
- Ensure no signage or directional markers are left behind

INSPIRATION CLUB BUILDING GROUP RESERVATION FITNESS PROGRAMS POLICY

Purpose

This policy establishes clear guidelines for group reservation fitness programs at the Inspiration Club Building to promote participant safety, clarify responsibilities, and reduce risk, particularly for fitness, wellness, and active-use programming.

Definitions

Group Reservation: An event or activity reserved by resident of the District that is not organized or operated by the District.

Instructor/Leader: Any individual leading, teaching, or facilitating an activity.

General Requirements (All Programs)

- All participants must complete a District-approved waiver prior to participation.
 - The Instructor/Leader must execute a District-approved waiver prior to teaching a class.
 - Activities must be appropriate for the space and comply with all District rules, policies, and governing documents.
 - The District reserves the right to deny or revoke reservations that do not meet these requirements.

Group Reservation Fitness Program Requirements

Access & Supervision:

- A maximum of five (5) designated group leaders or instructors may be granted access for security purposes.
- Designated leaders are responsible for admitting participants and securing the ~~facility~~ **Facility**.

Instructor Qualifications:

- At least one instructor or group leader present must hold current CPR and Basic First Aid certification.
- Documentation of relevant training or experience must be provided upon request.

Insurance:

- Proof of instructor or group insurance is strongly encouraged and may be required depending on the activity.

Waivers:

- All participants must complete the District-approved waiver prior to participation.
- Instructors/leaders must also execute a District-approved waiver prior to teaching a fitness class.
- Group organizers are responsible for ensuring waivers are submitted to District management.

Compliance & Enforcement

Failure to comply with this policy may result in cancellation of the reservation, loss of future reservation privileges, or additional requirements imposed by the District.

PARTICIPANT LIABILITY WAIVER, RELEASE & INDEMNIFICATION

Private Fitness Class – Inspiration Metropolitan District- Inspiration Club

This Participant Liability Waiver, Release, and Indemnification (“Waiver”) is executed by the undersigned participant, or if the participant is a minor, by the undersigned parent or legal guardian (“Participant”), in favor of **the Inspiration Metropolitan District**, a quasi-municipal corporation and political subdivision of the State of Colorado (“District”).

1. Private Activity / No District Sponsorship or Control

Participant acknowledges and agrees that the **[insert information about the fitness class]** is a **fitness class** conducted by a **private instructor** and is **not sponsored, organized, supervised, endorsed, or controlled by the District**. The District’s role is limited solely to allowing use of the Inspiration Club. The District does not provide instruction, supervision, equipment, or medical care.

2. Acknowledgment and Assumption of Risk

Participant understands that participation in fitness classes and physical exercise involves **inherent risks**, including but not limited to bodily injury, muscle strain, sprains, fractures, falls, overexertion, dehydration, heart-related events, and other physical or medical conditions. Participant voluntarily and knowingly assumes **all risks**, whether known or unknown, foreseeable or unforeseeable, associated with participation in the fitness class and use of the Inspiration Club.

3. Health Representation

Participant represents that they (or the minor participant) are physically and medically able to participate and have no condition that would prevent safe participation. Participant accepts full responsibility for obtaining medical clearance if necessary and for monitoring their own (or the minor’s) physical condition during participation.

4. Release and Waiver of Claims

To the fullest extent permitted by Colorado law, Participant hereby **releases, waives, and discharges the District**, including its board members, officers, employees, agents, and volunteers, from **any and all claims, demands, causes of action, damages, losses, or liabilities of any kind**, whether known or unknown, arising out of or related to participation

in the fitness class or use of the Inspiration Club, **including claims arising from the ordinary negligence of the District.**

5. Indemnification

Participant agrees to **indemnify, defend, and hold harmless the District** from and against any and all claims, damages, losses, liabilities, costs, or expenses (including reasonable attorneys' fees) arising out of or related to Participant's participation in the fitness class, or if applicable, the participation of the minor in the fitness class.

6. Minors

If the participant is under eighteen (18) years of age, the undersigned represents and warrants that they are the parent or legal guardian of the minor, consent to the minor's participation, and agree to all terms of this Waiver on behalf of both the minor and themselves.

7. Severability

If any provision of this Waiver is held invalid or unenforceable, the remaining provisions shall remain in full force and effect.

8. Governing Law and Venue

This Waiver shall be governed by and construed in accordance with the laws of the State of Colorado, and venue for any action shall lie exclusively within the State of Colorado.

SIGNATURES

Participant Name (Print): _____

Participant Signature: _____

Date: _____

(If participant is a minor)

Minor's Name (Print): _____

Parent/Guardian Name (Print): _____

Parent/Guardian Signature: _____

Date: _____

INSTRUCTOR ASSUMPTION OF RISK, WAIVER, AND RELEASE AGREEMENT

Private Fitness Instruction – Inspiration Club

This Instructor Assumption of Risk, Waiver, and Release Agreement (“Agreement”) is executed by the undersigned instructor (“Instructor”) in favor of **the Inspiration Metropolitan District**, a quasi-municipal corporation and political subdivision of the State of Colorado (“District”).

1. Nature of Activity / No District Sponsorship

Instructor acknowledges and agrees that the District does not sponsor, organize, supervise, endorse, or control Instructor’s activities in teaching classes at the Inspiration Club building, which is owned by the District. Instructor is not an employee, agent, contractor, partner, or representative of the District.

2. Acknowledgment and Assumption of Risk

Instructor acknowledges that providing fitness instruction at the Inspiration Club involves inherent risks, including but not limited to bodily injury, illness, death, property damage, participant conduct, equipment use, and facility conditions. Instructor knowingly and voluntarily assumes **all risks**, whether known or unknown, foreseeable or unforeseeable, arising out of or related to Instructor’s activities and use of District facilities.

3. Waiver and Release of Claims

Instructor agrees to RELEASE, WAIVE, FOREVER DISCHARGE, COVENANT NOT TO SUE, AND NOT ASSERT OR OTHERWISE MAINTAIN OR ASSERT ANY CLAIM against the District or its respective officers, employees, agents, consultants, and representatives, for any and all liability, claims, demands, causes of action or rights of action, loss, damages, or injury to persons or property, sustained by Instructor, or participants in Instructor’s fitness class, which are related to, or arising out of Instructor’s teaching of fitness classes at the Inspiration Club.

4. Indemnification and Defense

Instructor agrees to **indemnify, defend, and hold harmless the District** and its respective officers, employees, agents, assigns, consultants, contractors, and representatives, from

and against any and all claims, demands, damages, losses, liabilities, costs, or expenses (including reasonable attorneys' fees) arising out of or related to:

- Instructor's instruction, activities, or use of the Inspiration Club;
- Any injury or damage to participants or third parties arising from Instructor's activities; or
- Any breach of this Agreement by Instructor.

5. Compliance with Laws and District Rules

Instructor agrees to comply with all applicable District rules, policies, and facility-use requirements. Instructor is solely responsible for instruction, supervision, and participant safety.

7. Effective Date and Unilateral Nature

This Agreement is **unilateral** and is effective upon execution by Instructor. **No signature or action by the District is required** for this Agreement to be valid or enforceable. Permission to use District facilities constitutes sufficient consideration.

8. Severability

If any provision of this Agreement is held invalid or unenforceable, the remaining provisions shall remain in full force and effect.

9. Governing Law and Venue/Miscellaneous

This Agreement shall be governed by the laws of the State of Colorado, and any legal action shall be brought in a court of competent jurisdiction within Colorado.

This Agreement applies to and binds Instructor and Instructor's personal representatives, assigns, heirs, and next of kin. If any provision of this Agreement is held to be invalid or unenforceable, the remainder shall remain in full force and effect.

INSTRUCTOR SIGNATURE

By signing below, Instructor acknowledges that they have read, understood, and voluntarily agreed to this Instructor Assumption of Risk, Waiver, and Release Agreement.

Instructor Name (Print): _____

Instructor Signature: _____

Date: _____

Instructor Contact Information: _____

PARTICIPANT LIABILITY WAIVER, RELEASE AND INDEMNIFICATION

District-Sponsored Fitness Class – Inspiration Club

This Participant Liability Waiver, Release, and Indemnification (“Waiver”) is executed by the undersigned participant, or if the participant is a minor, by the undersigned parent or legal guardian (“Participant”), in favor of the Inspiration Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado (“District”).

1. District-Sponsored Activity

Participant acknowledges and agrees that the fitness class (the “Activity”) is sponsored, organized, and/or offered by the District at the Inspiration Club. The Activity may be led by District staff or independent instructors engaged by the District. Participant understands that while the District may provide instruction, supervision, or equipment, participation remains voluntary and subject to the terms of this Waiver.

2. Acknowledgment and Assumption of Risk

Participant understands that participation in fitness classes and physical exercise involves inherent risks, including but not limited to bodily injury, muscle strain, sprains, fractures, falls, overexertion, dehydration, heart-related events, equipment failure, premises-related hazards, and the acts or omissions of instructors or other participants.

Participant voluntarily and knowingly assumes all risks, whether known or unknown, foreseeable or unforeseeable, associated with participation in the Activity and use of the Inspiration Club.

3. Health Representation

Participant represents that they (or the minor participant) are physically and medically able to participate and have no condition that would prevent safe participation. Participant accepts full responsibility for obtaining medical clearance if necessary and for monitoring their own (or the minor’s) physical condition during participation.

4. Release and Waiver of Claims

To the fullest extent permitted by Colorado law, Participant hereby releases, waives, and discharges the District, including its board members, officers, employees, agents, contractors, and volunteers, from any and all claims, demands, causes of action, damages, losses, or liabilities of any kind, whether known or unknown, arising out of or related to participation in the Activity or use of the Inspiration Club, including claims

arising from the ordinary negligence of the District, but not including claims arising from gross negligence or willful and wanton misconduct where prohibited by law.

5. Indemnification

Participant agrees to indemnify, defend, and hold harmless the District from and against any and all claims, damages, losses, liabilities, costs, or expenses (including reasonable attorneys' fees) arising out of or related to Participant's participation in the Activity, or if applicable, the participation of the minor in the Activity.

6. Emergency Medical Care

Participant authorizes the District, its staff, and/or emergency personnel to obtain medical treatment for Participant in the event of injury or illness during participation and agrees to be responsible for any costs incurred.

7. Minors

If the participant is under eighteen (18) years of age, the undersigned represents and warrants that they are the parent or legal guardian of the minor, consent to the minor's participation, and agree to all terms of this Waiver on behalf of both the minor and themselves.

8. Severability

If any provision of this Waiver is held invalid or unenforceable, the remaining provisions shall remain in full force and effect.

9. Governing Law and Venue

This Waiver shall be governed by and construed in accordance with the laws of the State of Colorado, and venue for any action shall lie exclusively within the State of Colorado.

10. Entire Agreement

This Waiver constitutes the entire agreement between the parties and supersedes any prior or contemporaneous agreements or representations.

SIGNATURES

Participant Name (Print): _____

Participant Signature: _____

Date: _____

Phone/Email (optional): _____

Emergency Contact Name & Phone: _____

(If participant is a minor)

Minor's Name (Print): _____

Parent/Guardian Name (Print): _____

Parent/Guardian Signature: _____

Date: _____

2026

POOL FURNITURE
PROPOSAL



Prepared For :

The Inspiration Metropolitan District Board of Directors

COMMITTEE PROPOSAL

The Inspiration Club Committee recommends the purchase of the pool furniture listed below for the upcoming season. This furniture:

- Addresses immediate needs by replacing broken items identified by Front Range Recreation at the close of the previous season.
- Enhances resident experience with additional seating options under the newly covered pergolas.
- Provides a temporary, quality solution for the 2026 season while the Committee assesses usage, quantity, and resident preferences in real time. Serves as a placeholder while the Committee develops a comprehensive multi-year plan for consistent, durable, and cohesive pool furniture design.

| Item | QTY | Unit Cost | Total | Product |
|--------------------|-----|-----------|---------|--|
| Dining Tables | 3 | \$425 | \$1,275 | Uline Bayshore Patio Seating |
| Dining Chairs | 15 | \$165 | \$2,475 | Uline Bayshore Patio Seating |
| Lounge Chairs | 6 | \$250 | \$1,500 | Costco SunVilla Sling Wave Chaise |
| Lounge Side Tables | 2 | \$100 | \$200 | Uline Adirondack Side Table |
| Umbrellas | 2 | \$224 | \$448 | Costco SunVilla Modern Flat Patio Umbrella |

Total Proposed Cost: **\$5,898**

CURRENT CONDITION

Furniture status from the Front Range Recreation 2025 pool season Closing Report.

| Furniture | Quantity | Broken |
|---------------------|-------------------------------|--------------------|
| Chaise Lounge Chair | 22 Orange 4 Grey 5 Kids | 3 Orange 2 Grey |
| Dining Table | 2 | 0 |
| Dining Chair | 12 | 0 |
| Sand Chair | 5 | 0 |
| Side Table | 12 Black 9 Blue 2 White | 1 White |
| Picnic Table | 0 | 0 |
| Umbrella | 3 | 1 |
| Umbrella Base | 5 | 0 |

REQUESTED ACTION:

Approve the purchase of the proposed furniture at an estimated cost of \$5,898. Following the 2026 season, the committee will review performance and resident feedback, assess any remaining needs, and use these insights to develop a multi-year plan for durable, cohesive furniture integration. This plan can then be incorporated into future budgets to culminate in a high-quality furnished, fully unified amenity.

Thank you for your time and consideration!

INSPIRATION™

Monthly Report 5/12/2026

Number of open violations: 111

Last Inspection dates: April 5, 16 (night inspection), 23, and 28, 2026

Next Inspection dates: May 5, 11, 19, and 26, 2026

ARC Report: Of the 82 approved applications, Management reviewed 49 of them.

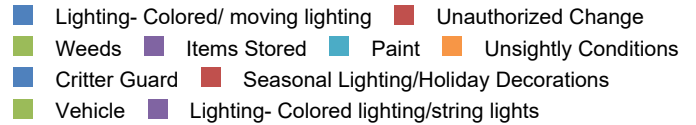
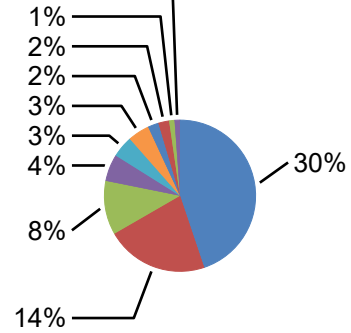
Inspiration Metropolitan District

Violation Report - Detail for 4/1/2026 - 4/30/2026

SUMMARY

| | |
|---|-----------|
| Closed | 48 |
| Critter Guard | 1 |
| District Fence | 1 |
| Holiday Decorations | 1 |
| Items Stored | 1 |
| Lighting- Colored/ moving lighting | 24 |
| Lighting- eaves or soffit lighting | 6 |
| Lighting- Exterior Lighting on Patios, Decks, Pergolas, and in Rear Yards | 1 |
| Lighting- Unapproved lighting | 1 |
| Paint | 3 |
| Seasonal Lighting/Holiday Decorations | 1 |
| Trash Can | 1 |
| Unauthorized Change | 4 |
| Unsightly Conditions | 1 |
| Weeds | 1 |
| Wind Chimes | 1 |
| Fine Limit Reached | 2 |
| Lighting- Colored lighting/string lights | 1 |
| Vehicle | 1 |
| First Notice/Courtesy | 37 |
| Dead Tree- Tree Lawn | 1 |
| Dumping in Common Area | 1 |
| Fence | 2 |
| Fence stain | 3 |
| Items Stored | 4 |
| Landscape Maintenance | 2 |
| Lighting- Colored/ moving lighting | 4 |
| Lighting- eaves or soffit lighting | 3 |
| Lighting- Exterior Lighting on Patios, Decks, Pergolas, and in Rear Yards | 1 |
| Lighting for pathways and planting beds | 1 |
| No Annoying Light, Sounds or Odors. | 1 |
| Nuisances | 1 |
| Paint | 1 |
| Trash Can | 1 |
| Unauthorized Change | 3 |
| Weeds | 6 |
| Wind Chimes | 2 |
| Fourth Notice | 1 |
| Seasonal Lighting/Holiday Decorations | 1 |
| Resolved | 23 |
| Holiday Decorations | 1 |
| Lighting- Colored/ moving lighting | 10 |

TOP DISTRIBUTION BY TYPE



Inspiration Metropolitan District

Violation Report - Detail for 4/1/2026 - 4/30/2026

| | |
|--|-----------|
| Lighting- eaves or soffit lighting | 2 |
| Lighting- Exterior Lighting on Patios, Decks, Pergolas, and in Rear Yards | 1 |
| Lighting- Unapproved lighting | 1 |
| Lighting-individual light fixtures | 1 |
| Unauthorized Change | 6 |
| Unsightly Conditions | 1 |
| Second Notice | 13 |
| Critter Guard | 1 |
| Exterior Damage | 1 |
| Lighting- Colored/ moving lighting | 1 |
| Lighting- eaves or soffit lighting | 1 |
| Lighting- Exterior Lighting on Patios, Decks, Pergolas, and in Rear Yards | 1 |
| Trash Can | 2 |
| Unauthorized Change | 4 |
| Unsightly Conditions | 1 |
| Weeds | 1 |
| Send to Attorney | 4 |
| Unauthorized Change | 2 |
| Weeds | 2 |
| Third Notice | 4 |
| Holiday Decorations | 1 |
| Lighting- eaves or soffit lighting | 1 |
| Lighting- Exterior Lighting on Patios, Decks, Pergolas, and in Rear Yards | 1 |
| Unsightly Conditions | 1 |

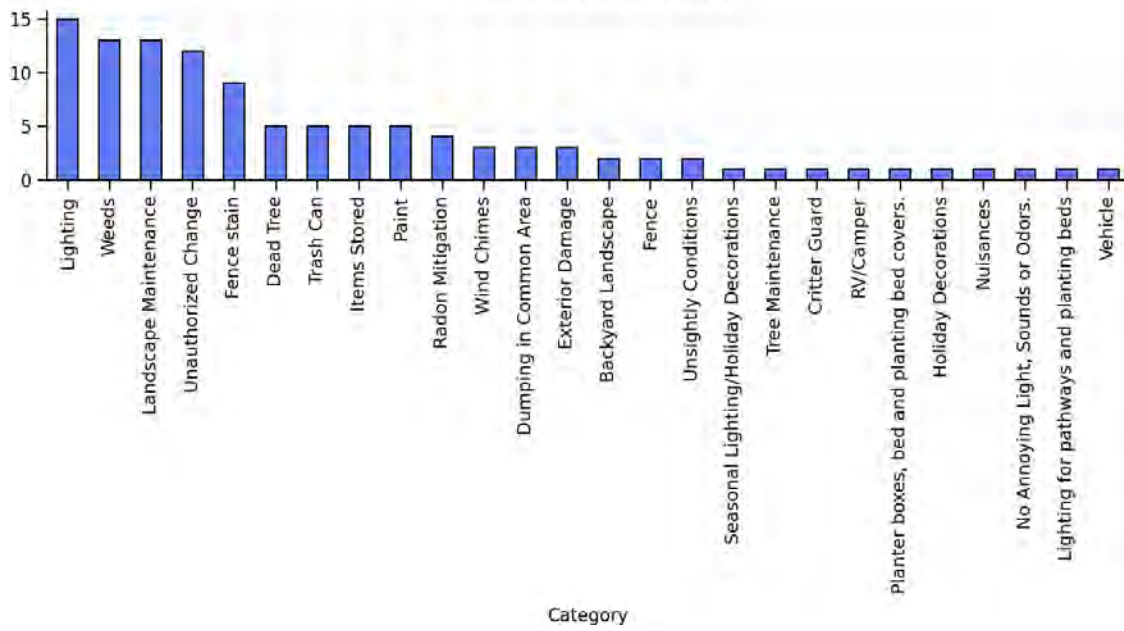
132

INSP – Violation Summary Report

1) Violations by Category

| Category | Count |
|---|------------|
| Lighting | 15 |
| Weeds | 13 |
| Landscape Maintenance | 13 |
| Unauthorized Change | 12 |
| Fence stain | 9 |
| Dead Tree | 5 |
| Trash Can | 5 |
| Items Stored | 5 |
| Paint | 5 |
| Radon Mitigation | 4 |
| Wind Chimes | 3 |
| Dumping in Common Area | 3 |
| Exterior Damage | 3 |
| Backyard Landscape | 2 |
| Fence | 2 |
| Unightly Conditions | 2 |
| Seasonal Lighting/Holiday Decorations | 1 |
| Tree Maintenance | 1 |
| Critter Guard | 1 |
| RV/Camper | 1 |
| Planter boxes, bed and planting bed covers. | 1 |
| Holiday Decorations | 1 |
| Nuisances | 1 |
| No Annoying Light, Sounds or Odors. | 1 |
| Lighting for pathways and planting beds | 1 |
| Vehicle | 1 |
| TOTAL | 111 |

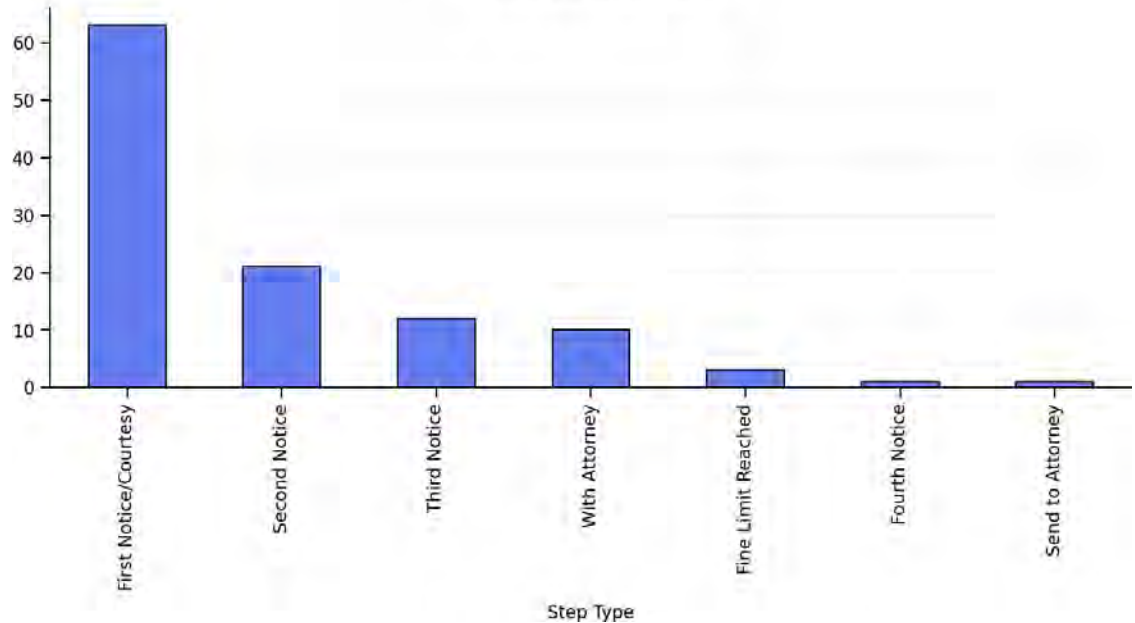
Violations by Category



2) Items by Step Type

| Step Type | Count |
|-----------------------|------------|
| First Notice/Courtesy | 63 |
| Second Notice | 21 |
| Third Notice | 12 |
| Fourth Notice | 1 |
| Fine Limit Reached | 3 |
| Send to Attorney | 1 |
| With Attorney | 10 |
| TOTAL | 111 |

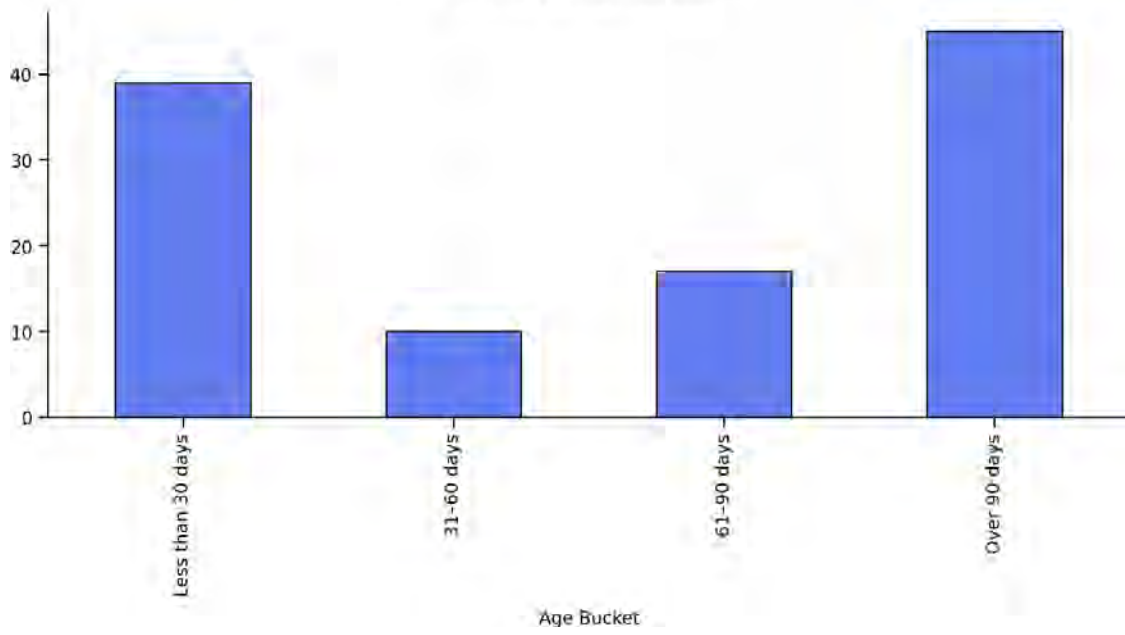
Items by Step Type



3) Items by Age Bucket

| Age Bucket | Count |
|-------------------|------------|
| Less than 30 days | 39 |
| 31-60 days | 10 |
| 61-90 days | 17 |
| Over 90 days | 45 |
| TOTAL | 111 |

Items by Age Bucket



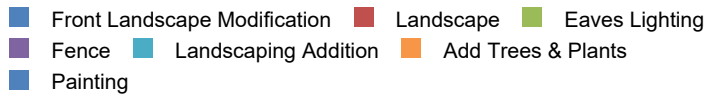
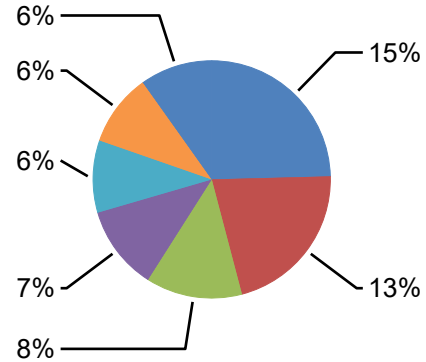
Inspiration Metropolitan District

ARC Report - Detail for 4/1/2026 - 4/30/2026

SUMMARY

| | |
|---|-----------|
| Approved | 51 |
| | 1 |
| Add New Windows | 1 |
| Add Trees & Plants | 5 |
| Awnings / Overhangs / Patio Covers | 2 |
| Backyard Landscape Installation | 2 |
| Deck / Balcony | 3 |
| Deck Modification | 1 |
| Door – Storm Security | 2 |
| Fence | 5 |
| Front Landscape Modification | 4 |
| Garden Box | 1 |
| Gazebo / Pergola | 1 |
| Landscape | 2 |
| Landscaping Addition | 3 |
| Lights / Lighting | 1 |
| Painting | 5 |
| Patio – Back | 2 |
| Paving | 1 |
| Privacy Screen | 1 |
| Railing | 1 |
| Retaining Wall | 2 |
| Solar Energy Devices | 1 |
| Sun Shade | 4 |
| Approved with Conditions | 31 |
| Add Trees & Plants | 1 |
| Air Conditioning Evap. Cooler Heat Pump | 1 |
| Artificial Turf | 1 |
| Deck / Balcony | 1 |
| Eaves Lighting | 7 |
| Fence | 2 |
| Front Landscape Modification | 7 |
| Landscape | 7 |
| Landscaping Addition | 1 |
| Patio – Back | 1 |
| Porch Alteration | 1 |
| Solar Energy Devices | 1 |
| Request More Information | 17 |
| Artificial Turf | 1 |

TOP DISTRIBUTION BY TYPE

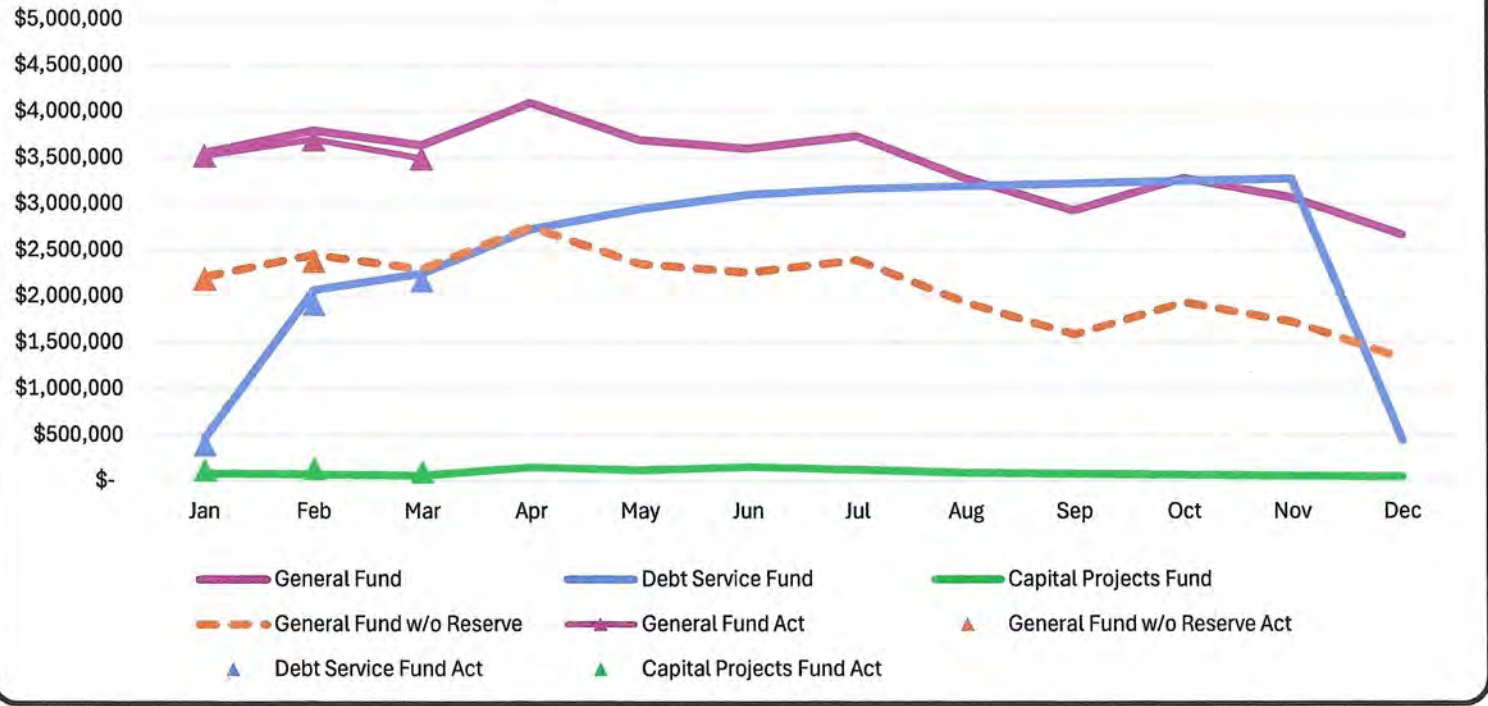


Inspiration Metropolitan District

ARC Report - Detail for 4/1/2026 - 4/30/2026

| | |
|------------------------------|-----------|
| Door – Storm Security | 1 |
| Eaves Lighting | 1 |
| Front Landscape Modification | 4 |
| Landscape | 4 |
| Landscaping Addition | 2 |
| Painting | 1 |
| Patio – Front | 1 |
| Sidewalk(s) | 1 |
| Storage Containers | 1 |
| Total | 99 |

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



INSPIRATION METROPOLITAN DISTRICT

FINANCIAL STATEMENTS

MARCH 31, 2026

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

| | <u>General</u> | <u>Debt Service</u> | <u>Capital Projects</u> | <u>Total</u> |
|--------------------------------------|------------------------|------------------------|-------------------------|------------------------|
| Assets | | | | |
| Checking Account | \$ 126,038.89 | \$ 22,440.00 | \$ - | \$ 148,478.89 |
| Xpress Bill Pay | 119,606.08 | - | - | 119,606.08 |
| Colotrust | 2,305,839.39 | 1,586,959.79 | 127,406.08 | 4,020,205.26 |
| Colotrust Reserve | 1,320,514.86 | - | - | 1,320,514.86 |
| 2021B Bond Fund | - | 2,118.41 | - | 2,118.41 |
| 2021B Reserve Fund | - | 154,500.00 | - | 154,500.00 |
| 2021B Surplus Fund | - | 94.79 | - | 94.79 |
| 2021A-1 Note Fund | - | 167,568.24 | - | 167,568.24 |
| Accounts Receivable | 503,993.31 | - | - | 503,993.31 |
| Receivable from County Treasurer | 69,125.09 | 237,156.79 | 7,168.80 | 313,450.68 |
| Total Assets | <u>\$ 4,445,117.62</u> | <u>\$ 2,170,838.02</u> | <u>\$ 134,574.88</u> | <u>\$ 6,750,530.52</u> |
| Liabilities | | | | |
| Accounts Payable | \$ 276,009.53 | \$ - | \$ 20,026.00 | \$ 286,275.64 |
| Due to SARIA | - | - | 7,168.80 | 7,168.80 |
| BILL Credit Card | 83.18 | - | - | 9,843.07 |
| Unearned Assessments | 29,028.50 | - | - | 29,028.50 |
| Deferred Assessments | 630,347.25 | - | - | 630,347.25 |
| Sign Removal Deposit | - | - | 5,500.00 | 5,500.00 |
| Total Liabilities | <u>935,468.46</u> | <u>-</u> | <u>32,694.80</u> | <u>968,163.26</u> |
| Fund Balances | <u>3,509,649.16</u> | <u>2,170,838.02</u> | <u>101,880.08</u> | <u>5,782,367.26</u> |
| Liabilities and Fund Balances | <u>\$ 4,445,117.62</u> | <u>\$ 2,170,838.02</u> | <u>\$ 134,574.88</u> | <u>\$ 6,750,530.52</u> |

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 March 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 | \$ 46,439.66 | \$ 63,018.24 | \$ (16,578.58) | \$ 518,396.17 | \$ 509,065.03 | \$ 9,331.14 | (1.80) % | \$ 1,079,992.00 |
| Specific ownership taxes | 6,749.92 | 7,031.46 | (281.54) | 20,249.76 | 21,201.80 | (952.04) | 4.70 % | 80,999.00 |
| Interest Income | 8,333.33 | 14,479.62 | (6,146.29) | 24,999.99 | 34,436.74 | (9,436.75) | 37.74 % | 100,000.00 |
| Other Revenue | 83.33 | 500.00 | (416.67) | 249.99 | 500.00 | (250.01) | 100.00 % | 1,000.00 |
| Park/NAC Revenue | - | 1,246.23 | (1,246.23) | - | 1,391.58 | (1,391.58) | 100.00 % | - |
| Late Fees & Interest | 833.33 | - | 833.33 | 2,499.99 | - | 2,499.99 | (100.00) % | 10,000.00 |
| Violations and Fees | 416.67 | 340.00 | 76.67 | 1,250.01 | 6,171.50 | (4,921.49) | 393.71 % | 5,000.00 |
| Legal - Collections Fees | - | - | - | - | 420.00 | (420.00) | 100.00 % | - |
| Billing Adjustments | 416.67 | - | 416.67 | 1,250.01 | - | 1,250.01 | (100.00) % | 5,000.00 |
| Operating Fees - Residents | - | (1,461.49) | 1,461.49 | 623,220.00 | 629,009.82 | (5,789.82) | 0.92 % | 2,522,715.00 |
| Operating Fees - Builders | - | - | - | 5,292.00 | 6,298.50 | (1,006.50) | 19.01 % | 7,938.00 |
| Transfer Fees | 4,500.00 | 6,000.00 | (1,500.00) | 13,500.00 | 11,500.00 | 2,000.00 | (14.81) % | 54,000.00 |
| Total Revenue | 67,772.91 | 91,154.06 | (23,381.15) | 1,210,907.92 | 1,219,994.97 | (9,087.05) | 0.75 % | 3,866,644.00 |
| EXPENDITURES | | | | | | | | |
| Administrative | | | | | | | | |
| Accounting | 11,545.00 | 11,141.06 | 403.94 | 34,635.00 | 33,529.16 | 1,105.84 | (3.19) % | 138,540.00 |
| Auditing | - | - | - | - | - | - | - | 7,524.00 |
| County Treasurer's Fee | 696.60 | 945.56 | (248.96) | 7,776.00 | 7,636.27 | 139.73 | (1.79) % | 16,200.00 |
| Dues and Membership | - | - | - | 2,027.00 | 1,237.50 | 789.50 | (38.94) % | 2,027.00 |
| Insurance | - | 272.00 | (272.00) | 63,966.60 | 58,654.00 | 5,312.60 | (8.30) % | 71,074.00 |
| Legal | 8,333.33 | 5,664.00 | 2,669.33 | 24,999.99 | 22,596.50 | 2,403.49 | (9.61) % | 100,000.00 |
| Miscellaneous | 83.33 | 266.88 | (183.55) | 249.99 | 568.58 | (318.59) | 127.44 % | 1,000.00 |
| Billing | 8,783.58 | 7,783.56 | 1,000.02 | 26,350.74 | 24,866.56 | 1,484.18 | (5.63) % | 105,403.00 |
| Bad Debt Expense | 83.33 | - | 83.33 | 249.99 | - | 249.99 | (100.00) % | 1,000.00 |
| Office Supplies | 41.67 | 60.75 | (19.08) | 125.01 | 912.77 | (787.76) | 630.15 % | 500.00 |
| Legal - Liens & Collections | 833.33 | 2,894.00 | (2,060.67) | 2,499.99 | 4,694.00 | (2,194.01) | 87.76 % | 10,000.00 |
| Property Management Covenant Enforcement | 5,500.00 | 7,894.48 | (2,394.48) | 16,500.00 | 13,394.48 | 3,105.52 | (18.82) % | 66,000.00 |
| Management Fee | 58,500.00 | 50,433.50 | 8,066.50 | 175,500.00 | 141,148.00 | 34,352.00 | (19.57) % | 702,000.00 |
| Storage | 166.67 | - | 166.67 | 500.01 | - | 500.01 | (100.00) % | 2,000.00 |
| Lockbox Services | 313.08 | 1,156.83 | (843.75) | 939.24 | 2,835.80 | (1,896.56) | 201.92 % | 3,757.00 |
| Billing Statements Postage/Mailing | 416.67 | - | 416.67 | 1,250.01 | - | 1,250.01 | (100.00) % | 5,000.00 |
| Uniforms | 500.00 | - | 500.00 | 500.00 | - | 500.00 | (100.00) % | 500.00 |
| Strategic Planning | 15,000.00 | 5,686.63 | 9,313.37 | 45,000.00 | 17,090.85 | 27,909.15 | (62.02) % | 90,000.00 |
| Total Administrative | 110,796.59 | 94,199.25 | 16,597.34 | 403,069.57 | 329,164.47 | 73,905.10 | (18.33) % | 1,322,525.00 |
| Utilities | | | | | | | | |
| Trash collection | 27,034.40 | 27,274.50 | (240.10) | 81,103.20 | 81,635.00 | (531.80) | 0.65 % | 328,295.00 |
| Water and Sewer | 480.00 | 1,842.36 | (1,362.36) | 5,040.00 | 4,809.96 | 230.04 | (4.56) % | 240,000.00 |
| Gas | 125.00 | 377.12 | (252.12) | 375.00 | 909.52 | (534.52) | 142.53 % | 5,500.00 |
| Electric - Landscape and Facilities | 3,500.00 | 1,020.80 | 2,479.20 | 10,500.00 | 4,036.42 | 6,463.58 | (61.55) % | 42,000.00 |
| Total Utilities | 31,139.40 | 30,514.78 | 624.62 | 97,018.20 | 91,390.90 | 5,627.30 | (5.80) % | 615,795.00 |
| Landscaping | | | | | | | | |
| Open Space Repair & Maintenance | - | 52,962.83 | (52,962.83) | - | 55,234.24 | (55,234.24) | 100.00 % | 466,000.00 |
| Plants, Hardscapes, Other | - | - | - | - | - | - | - | 125,000.00 |
| Irrigation System | - | 4,781.23 | (4,781.23) | - | 8,083.30 | (8,083.30) | 100.00 % | 75,000.00 |
| Landscape Maintenance | 42,500.00 | 48,985.05 | (6,485.05) | 127,500.00 | 146,701.55 | (19,201.55) | 15.06 % | 510,000.00 |
| Pond Maintenance and Certification | 2,316.00 | 1,244.00 | 1,072.00 | 4,804.00 | 9,567.00 | (4,763.00) | 99.14 % | 40,000.00 |
| Pest Control - Landscaping | - | 159.00 | (159.00) | - | 159.00 | (159.00) | 100.00 % | - |
| Tract turnover | - | 4,500.00 | (4,500.00) | - | 4,616.25 | (4,616.25) | 100.00 % | 350,000.00 |

INSPIRATION METRO DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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> |
|--------------------------------------|-----------------------|-----------------------|-------------------------|----------------------------|----------------------------|------------------------------|--------------------------------|------------------------|
| Tree Maintenance | - | 9,263.64 | (9,263.64) | - | 9,263.64 | (9,263.64) | 100.00 % | 93,480.00 |
| Tree Removal and Replacement | - | - | - | - | - | - | - | 60,000.00 |
| Winter Water | 13,800.00 | 13,799.99 | 0.01 | 41,400.00 | 41,399.97 | 0.03 | - | 69,000.00 |
| Landscaping | 58,616.00 | 135,695.74 | (77,079.74) | 173,704.00 | 275,024.95 | (101,320.95) | 58.32 % | 1,788,480.00 |
| Community Engagement | | | | | | | | |
| Community Wide Program | 2,500.00 | 9,090.62 | (6,590.62) | 2,500.00 | 21,432.35 | (18,932.35) | 757.29 % | 70,000.00 |
| Holiday Lights | - | - | - | - | - | - | - | 7,500.00 |
| Total Community Engagement | 2,500.00 | 9,090.62 | (6,590.62) | 2,500.00 | 21,432.35 | (18,932.35) | 757.29 % | 77,500.00 |
| Facility Maintenance | | | | | | | | |
| Building Maintenance and Repairs | 5,083.33 | 2,266.81 | 2,816.52 | 15,249.99 | 12,262.69 | 2,987.30 | (19.58) % | 61,000.00 |
| Facility security systems/internet | 350.00 | - | 350.00 | 1,050.00 | 278.49 | 771.51 | (73.47) % | 4,200.00 |
| Fence/walls | - | 1,580.00 | (1,580.00) | - | 1,580.00 | (1,580.00) | 100.00 % | 64,500.00 |
| Pool Repairs | - | 2,943.75 | (2,943.75) | - | 2,943.75 | (2,943.75) | 100.00 % | 18,696.00 |
| Pool Maintenance | - | - | - | - | - | - | - | 12,750.00 |
| Pool Staff Lifeguards/Monitors | - | - | - | - | - | - | - | 72,500.00 |
| Snow removal | 9,012.50 | 7,168.80 | 1,843.70 | 27,037.50 | 8,134.94 | 18,902.56 | (69.91) % | 36,050.00 |
| Waste Services | 566.67 | 303.21 | 263.46 | 1,700.01 | 737.87 | 962.14 | (56.59) % | 6,800.00 |
| Telephone | - | 175.10 | (175.10) | - | 525.30 | (525.30) | 100.00 % | - |
| Total Facility Maintenance | 15,012.50 | 14,437.67 | 574.83 | 45,037.50 | 26,463.04 | 18,574.46 | (41.24) % | 276,496.00 |
| Communications | | | | | | | | |
| Digital Tools & Support | 416.67 | 1,039.82 | (623.15) | 1,250.01 | 2,336.70 | (1,086.69) | 86.93 % | 5,000.00 |
| Total Communications | 416.67 | 1,039.82 | (623.15) | 1,250.01 | 2,336.70 | (1,086.69) | 86.93 % | 5,000.00 |
| Other Expense | | | | | | | | |
| Contingency | 6,850.33 | - | 6,850.33 | 20,550.99 | - | 20,550.99 | (100.00) % | 82,204.00 |
| Total Other Expense | 6,850.33 | - | 6,850.33 | 20,550.99 | - | 20,550.99 | (100.00) % | 82,204.00 |
| TOTAL EXPENDITURES | 225,331.49 | 284,977.88 | (59,646.39) | 743,130.27 | 745,812.41 | (2,682.14) | 0.36 % | 4,168,000.00 |
| Other Financing Sources (Uses) | | | | | | | | |
| Transfers to other fund | - | - | - | - | (26,199.11) | 26,199.11 | 100.00 % | (200,000.00) |
| Total Other Financing Sources (Uses) | - | - | - | - | (26,199.11) | 26,199.11 | 100.00 % | (200,000.00) |
| Net Change in Fund Balances | (157,558.58) | (193,823.82) | 36,265.24 | 467,777.65 | 447,983.45 | 19,794.20 | (4.23) % | (501,356.00) |
| Fund Balance - Beginning | | | 193,823.82 | 3,163,530.00 | 3,061,665.71 | 101,864.29 | (85.83) % | 3,163,530.00 |
| Fund Balance - Ending | | | <u>\$ 230,089.06</u> | <u>\$ 3,631,307.65</u> | <u>\$ 3,509,649.16</u> | <u>\$ 121,658.49</u> | <u>(75.32) %</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 March 31, 2026

| | <u>Annual Budget</u> | <u>Actual</u> | <u>Variance</u> |
|-----------------------------|----------------------|------------------------|--------------------------|
| Revenues | | | |
| System Development Fees | \$ - | \$ 22,440.00 | \$ (22,440.00) |
| Property taxes | 3,745,862.00 | 1,765,163.20 | 1,980,698.80 |
| Specific ownership taxes | 280,940.00 | 65,905.02 | 215,034.98 |
| Interest Income | 80,000.00 | 3,457.73 | 76,542.27 |
| Total Revenue | <u>4,106,802.00</u> | <u>1,856,965.95</u> | <u>2,249,836.05</u> |
| Expenditures | | | |
| Accounting | 3,000.00 | - | 3,000.00 |
| County Treasurer's Fee | 56,188.00 | 26,478.47 | 29,709.53 |
| 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>26,478.47</u> | <u>4,056,521.53</u> |
| Net Change in Fund Balances | 23,802.00 | 1,830,487.48 | (1,806,685.48) |
| Fund Balance - Beginning | 356,056.00 | 340,350.54 | 15,705.46 |
| Fund Balance - Ending | <u>\$ 379,858.00</u> | <u>\$ 2,170,838.02</u> | <u>\$ (1,790,980.02)</u> |

See selected information and the summary of significant assumptions.

See selected information and the summary of significant assumptions.

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

| | <u>Annual Budget</u> | <u>Actual</u> | <u>Variance</u> |
|---------------------------------------|----------------------|----------------------|-----------------------|
| Revenues | | | |
| Property Taxes - Regional ARI | \$ 124,599.00 | \$ 58,792.11 | \$ 65,806.89 |
| Interest Income | - | 1,735.18 | (1,735.18) |
| Total Revenue | <u>124,599.00</u> | <u>60,527.29</u> | <u>64,071.71</u> |
| Expenditures | | | |
| County Treasurer's Fee - Regional ARI | 1,869.00 | 881.91 | 987.09 |
| Open Space Repair & Maintenance | - | 3,000.00 | (3,000.00) |
| Tract turnover | - | 16,276.00 | (16,276.00) |
| Regional ARI Expense | 122,730.00 | 57,910.20 | 64,819.80 |
| Community Service Building Needs | 60,000.00 | 5,750.00 | 54,250.00 |
| Reserve Fund Expenses | 75,000.00 | 42,491.13 | 32,508.87 |
| 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>126,309.24</u> | <u>258,690.76</u> |
| Other Financing Sources (Uses) | | | |
| Transfers from other funds | 200,000.00 | 26,199.11 | 173,800.89 |
| Total Other Financing Sources (Uses) | <u>200,000.00</u> | <u>26,199.11</u> | <u>173,800.89</u> |
| Net Change in Fund Balances | (60,401.00) | (39,582.84) | (20,818.16) |
| Fund Balance - Beginning | 85,554.00 | 141,462.92 | (55,908.92) |
| Fund Balance - Ending | <u>\$ 25,153.00</u> | <u>\$ 101,880.08</u> | <u>\$ (76,727.08)</u> |

See selected information and the summary of significant assumptions.

See selected information and the summary of significant assumptions.

INSPIRATION METROPOLITAN DISTRICT
Schedule of Cash Position
March 31, 2026
Updated as of April 20, 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 03/31/26 | \$ 2,305,839.39 | \$ 1,586,959.79 | \$ 127,406.08 | \$ 4,020,205.26 |
| Subsequent activities: | | | | |
| 4/2/2026 Transfer to 1st Bank | (186,250.00) | - | (13,750.00) | (200,000.00) |
| 4/10/2026 March Property Tax | 69,125.10 | 237,156.78 | 7,168.80 | 313,450.68 |
| <i>Anticipated Transfer from CT Reserve</i> | 41,865.83 | - | 32,584.05 | 74,449.88 |
| <i>Anticipated Transfer to 1st Bank</i> | - | - | (25,444.80) | (25,444.80) |
| <i>Anticipated Transfer to Zions Note Fund</i> | - | (1,586,617.69) | - | (1,586,617.69) |
| <i>Restricted for Pond 2A Wall and Access Road Repair</i> | (22,845.00) | - | - | (22,845.00) |
| <i>Restricted for Public Art R&M</i> | (23,837.60) | - | - | (23,837.60) |
| <i>Anticipated Balance</i> | <u>2,183,897.72</u> | <u>237,498.88</u> | <u>127,964.13</u> | <u>2,549,360.73</u> |
| <u>ColoTrust Plus Reserve (XX8002)</u> | | | | |
| Balance as of 03/31/26 | 1,320,514.86 | - | - | 1,320,514.86 |
| Subsequent activities: | | | | |
| <i>Anticipated Transfer from GF to CPF</i> | (32,584.05) | - | 32,584.05 | - |
| <i>Anticipated Transfer to Colotruster</i> | (41,865.83) | - | (32,584.05) | (74,449.88) |
| <i>Anticipated Balance</i> | <u>1,246,064.98</u> | <u>-</u> | <u>-</u> | <u>1,246,064.98</u> |
| <u>Xpress Bill Pay</u> | | | | |
| Balance as of 03/31/26 | 119,606.08 | - | - | 119,606.08 |
| Subsequent activities: | | | | |
| 4/15/2026 Deposits Returned to Date | (87.92) | - | - | (87.92) |
| 4/15/2026 Deposits to Date | 94,192.04 | - | - | 94,192.04 |
| <i>Anticipated Balance</i> | <u>213,710.20</u> | <u>-</u> | <u>-</u> | <u>213,710.20</u> |
| <u>1st Bank Checking (XX2293)</u> | | | | |
| Balance as of 03/31/26 | 125,988.89 | 22,440.00 | - | 148,428.89 |
| Subsequent activities: | | | | |
| 4/1/2026 Bill Credit Card Payment | (9,759.89) | - | - | (9,759.89) |
| 4/2/2026 Transfer from CT | 186,250.00 | - | 13,750.00 | 200,000.00 |
| 4/3/2026 Waste Connection | (27,274.50) | - | - | (27,274.50) |
| 4/7/2026 Xpress Bill Pay | (1,156.83) | - | - | (1,156.83) |
| 4/7/2026 Bill.com Payment | (146,511.78) | - | (13,750.00) | (160,261.78) |
| 4/9/2026 Credit Card Payment | (95.96) | - | - | (95.96) |
| 4/13/2026 Verizon | (175.10) | - | - | (175.10) |
| 4/15/2026 Operating Deposits to Date | 23,921.52 | - | - | 23,921.52 |
| 4/15/2026 PNP Deposits to Date | 336,912.59 | - | - | 336,912.59 |
| 4/15/2026 PNP Deposits Returned to Date | (2,432.50) | - | - | (2,432.50) |
| <i>Anticipated Transfer from Colotruster</i> | - | - | 25,444.80 | 25,444.80 |
| <i>Anticipated Vouchers Payable</i> | (195,376.02) | - | (25,444.80) | (220,820.82) |
| <i>Anticipated Transfer to Zions Note Fund</i> | - | (22,440.00) | - | (22,440.00) |
| <i>Anticipated Balance</i> | <u>290,290.42</u> | <u>-</u> | <u>-</u> | <u>290,290.42</u> |

See selected information and the summary of significant assumptions.

INSPIRATION METROPOLITAN DISTRICT
Schedule of Cash Position
March 31, 2026
Updated as of April 20, 2026

| | <u>General Fund</u> | <u>Debt Service Fund</u> | <u>Capital Projects Fund</u> | <u>Total</u> |
|--|-------------------------------|-------------------------------|----------------------------------|-------------------------------|
| <u>Zions Bank 2021A Note Fund</u> | | | | |
| Balance as of 03/31/26 | - | 167,568.24 | - | 167,568.24 |
| Subsequent activities: | | | | |
| <i>Anticipated Transfer from 1st Bank</i> | - | 22,440.00 | - | 22,440.00 |
| <i>Anticipated Transfer from Colotrust</i> | - | 1,586,617.69 | - | 1,586,617.69 |
| <i>Anticipated Transfer to 2021B Bond Surplus Fund</i> | - | (162,405.21) | - | (162,405.21) |
| <i>Anticipated Balance</i> | <u>-</u> | <u>1,614,220.72</u> | <u>-</u> | <u>1,614,220.72</u> |
| <u>Zions Bank 2021B Bond Fund</u> | | | | |
| Balance as of 03/31/26 | - | 2,118.41 | - | 2,118.41 |
| Subsequent activities: | | | | |
| <i>Anticipated Balance</i> | <u>-</u> | <u>2,118.41</u> | <u>-</u> | <u>2,118.41</u> |
| <u>Zions Bank 2021B Bond Surplus Fund</u> | | | | |
| Balance as of 03/31/26 | - | 94.79 | - | 94.79 |
| Subsequent activities: | | | | |
| <i>Anticipated Transfer from 2021A Note Fund</i> | - | 162,405.21 | - | 162,405.21 |
| <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 03/31/26 | - | 154,500.00 | - | 154,500.00 |
| Subsequent activities: | | | | |
| <i>Anticipated Balance</i> | <u>-</u> | <u>154,500.00</u> | <u>-</u> | <u>154,500.00</u> |
| <i>Anticipated Balances</i> | <u><u>\$ 3,933,963.32</u></u> | <u><u>\$ 2,170,838.01</u></u> | <u><u>\$ 127,964.13</u></u> | <u><u>\$ 6,232,765.46</u></u> |

Yield information (as of 03/31/26):

Colotrust Plus - 3.7610%

Zions Bank - 3.23%

INSPIRATION METROPOLITAN DISTRICT

Fund Balances

March 31, 2026

| | General Fund | Debt Service Fund | Capital Projects Fund | Total |
|-------------------------------------|-------------------------|------------------------------|----------------------------------|--------------|
| Ending fund balances 03/31/26 | \$ 3,489,986 | \$ 2,170,838 | \$ 101,880 | \$ 5,762,704 |
| Nonspendable | | | | |
| Prepaid expenses | - | - | - | - |
| Restricted | | | | |
| Estimated Tabor Emergency Reserve | 36,200 | - | - | 36,200 |
| Debt - Reserve Fund Requirement | - | 154,500 | - | 154,500 |
| Debt - Surplus Fund Maximum | | 162,500 | | 162,500 |
| Debt - Available for Bond Payment | | 1,853,838 | | 1,853,838 |
| Committed | | | | |
| Public Art R&M | 23,838 | - | - | 23,838 |
| Pond 2A Wall and Access Road Repair | 22,845 | | | 22,845 |
| Committed by Board Resolution | 1,320,515 | - | - | 1,320,515 |
| Capital Projects | | | | |
| Colotrust & Cash (net of AP) | - | - | - | - |
| Project Fund | - | - | - | - |
| Unassigned | | | | |
| Available for operations | \$ 2,086,588 | \$ - | \$ 101,880 | \$ 2,188,468 |

See selected information and the summary of significant assumptions.

INSPIRATION METROPOLITAN DISTRICT
SELECTED INFORMATION
FOR THE PERIOD ENDED MARCH 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 Board (“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.

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 |
| | <u>\$ 12,135,000</u> | <u>\$ 7,014,555</u> | <u>\$ 19,149,555</u> |

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
April 1, 2026 - April 30, 2026

| Txn Date | Vendor | Reference | Account Number | Account Name | Amount |
|---------------------------|--|-------------------------|-----------------------|------------------------------------|----------------------|
| General Fund | | | | | |
| 04/03/26 | Waste Connections of Colorado | 9144644V311 | 7720 | Trash collection | \$ 27,274.50 |
| 04/07/26 | Xpress Bill Pay | INV-XPR034467 | 7750-45111-10000 | Lockbox Services | 1,156.83 |
| 04/08/26 | ATR Landscape LLC | 3300 | 7582-45111-10013 | Open Space Repair & Maintenance | 6,500.00 |
| 04/08/26 | Altitude Community Law P.C. | 1711MAR26 | 7460-45111-10001 | Legal - Liens & Collections | 2,894.00 |
| 04/08/26 | BrightView Landscape Service, Inc | 9671738 | 7582-45111-10003 | Landscape Maintenance | 45,428.00 |
| 04/08/26 | BrightView Landscape Service, Inc | 9671739 | 7582-45111-10003 | Landscape Maintenance | 45,428.00 |
| 04/08/26 | BrightView Landscape Service, Inc | 9714276 | 7595 | Snow removal | 552.08 |
| 04/08/26 | BrightView Landscape Service, Inc | 9717130 | 7585-45111-10003 | Tree Maintenance | 4,445.46 |
| 04/08/26 | BrightView Landscape Service, Inc | 9717131 | 7585-45111-10003 | Tree Maintenance | 4,818.18 |
| 04/08/26 | Charles Taylor Engineering Technical Services, LLC | 39849 | 7585-45111-10002 | Tract turnover | 116.25 |
| 04/08/26 | CliftonLarsonAllen LLP | L261150743 | 7450 | Billing | 7,283.56 |
| 04/08/26 | CliftonLarsonAllen LLP | L261150743 | 7000 | Accounting | 11,256.00 |
| 04/08/26 | Colorado Special Districts Property and Liability Pool | 54569 | 7360 | Insurance | 272.00 |
| 04/08/26 | FirstBank | \$Credit Card Feb/Mar26 | 7750-45111-10001 | Digital Tools & Support | 95.96 |
| 04/08/26 | Front Range Recreation, Inc | 15980 | 7582-45111-10009 | Pool Repairs | 2,943.75 |
| 04/08/26 | Kenneth & Mary Martin | 731154 | 1250 | Accounts Receivable | 294.00 |
| 04/08/26 | PlanIT Geo, Inc | QBINV-25308 | 7582-45111-10003 | Landscape Maintenance | 3,500.00 |
| 04/08/26 | Resilient Roots Ecology LLC | 1029 | 7582-45111-10013 | Open Space Repair & Maintenance | 1,375.00 |
| 04/08/26 | Spencer Fane LLP | 1509394 | 7460 | Legal | 9,405.50 |
| 04/20/26 | Waste Connections of Colorado | 9143923V311 | 7721-45111-10001 | Waste Services | 260.27 |
| 04/27/26 | BrightView Landscape Service, Inc | 6556501 | 7582-45111-10005 | Irrigation System | 300.00 |
| 04/27/26 | BrightView Landscape Service, Inc | 9731879 | 7582-45111-10003 | Landscape Maintenance | 45,428.00 |
| 04/27/26 | BrightView Landscape Service, Inc | 9743374 | 7582-45111-10003 | Landscape Maintenance | 1,238.00 |
| 04/27/26 | BrightView Landscape Service, Inc | 9743375 | 7582-45111-10003 | Landscape Maintenance | 4,559.00 |
| 04/27/26 | BrightView Landscape Service, Inc | 9744795 | 7859-45111-10001 | Winter Water | 13,799.99 |
| 04/27/26 | City Of Aurora- Cashier's Office | 46128 | 7585-45111-10002 | Tract turnover | 14,941.00 |
| 04/27/26 | City of Aurora Water Department | A044888Mar26 | 7702-45111-10001 | Water and Sewer | 1,755.26 |
| 04/27/26 | Front Range Recreation, Inc | 16023 | 7582-45111-10006 | Pool Staff Lifeguards/Monitors | 4,262.50 |
| 04/27/26 | Pbc Professional Building Cleaning | 4920 | 7582-45111-10001 | Building Maintenance and Repairs | 1,374.05 |
| 04/27/26 | Public Alliance LLC | 2324 | 7582-45111-10003 | Landscape Maintenance | 57.05 |
| 04/27/26 | Public Alliance LLC | 2324 | 7706-45111-10001 | Office Supplies | 60.75 |
| 04/27/26 | Public Alliance LLC | 2324 | 7582-45111-10001 | Building Maintenance and Repairs | 84.21 |
| 04/27/26 | Public Alliance LLC | 2324 | 7480 | Miscellaneous | 266.88 |
| 04/27/26 | Public Alliance LLC | 2324 | 7440-45111-10001 | Management Fee | 50,433.50 |
| 04/27/26 | RTS Landscaping | 8127 | 7585-45111-10005 | Pond Maintenance and Certification | 1,244.00 |
| 04/27/26 | RTS Landscaping | 8157 | 7582-45111-10005 | Irrigation System | 675.00 |
| 04/27/26 | Spencer Fane LLP | 1517453 | 7460 | Legal | 5,664.00 |
| 04/27/26 | United Site Services | INV-6002568 | 7582-45111-10001 | Building Maintenance and Repairs | 450.00 |
| 04/27/26 | Rocky Mountain Playground Services | 1782 | 7585-45111-10007 | Plants, Hardscapes, Other | 1,850.00 |
| Total General Fund | | | | | \$ 323,742.53 |

INSPIRATION METROPOLITAN DISTRICT
 CLAIMS LISTING
 April 1, 2026 - April 30, 2026

| Txn Date | Vendor | Reference | Account Number | Account Name | Amount |
|------------------------------|---|---------------------|------------------|----------------------------------|------------------------------------|
| Debt Service Fund | | | | | |
| | | | | | Total Debt Service Fund |
| | | | | | \$ - |
| Capital Projects Fund | | | | | |
| 04/08/26 | Level Engineering LLC | 22691 | 7582-45111-10013 | Open Space Repair & Maintenance | \$ 3,000.00 |
| 04/08/26 | Nine Dot Arts | INV-00003376 | 7750-45111-11010 | Community Service Building Needs | 750.00 |
| 04/08/26 | Nine Dot Arts | INV-00003378 | 7750-45111-11010 | Community Service Building Needs | 10,000.00 |
| 04/27/26 | City Of Aurora- Cashier's Office | 837013 | 7585-45111-10002 | Tract turnover | 2,051.00 |
| 04/27/26 | Level Engineering LLC | 22799 | 7582-45111-10013 | Open Space Repair & Maintenance | 2,000.00 |
| 04/27/26 | Merrick & Company | INV-10270880 | 7585-45111-10002 | Tract turnover | 14,225.00 |
| 04/27/26 | South Aurora Regional Improvement Authority | Mar-26 | 7750-45111-10002 | Regional ARI Expense | 7,168.80 |
| | | | | | Total Capital Projects Fund |
| | | | | | \$ 39,194.80 |
| Transfers | | | | | |
| 04/01/26 | Transfer from 1st Bank Checking to Bill Credit Card | Credit Card Payment | | | \$ 9,759.89 |
| 04/02/26 | Transfer from ColoTrust to 1st Bank Checking | Cover Payables | | | 200,000.00 |
| 04/09/26 | Transfer from First Bank to First Bank Credit Card | Credit Card Payment | | | 95.96 |
| | | | | | Total Transfers |
| | | | | | \$ 209,855.85 |

**INSPIRATION METROPOLITAN DISTRICT
GENERAL FUND
2025 Amended Budget**

5/1/26

| | BUDGET 2025 | AMENDED 2025 |
|--|----------------|-----------------|
| BEGINNING FUND BALANCES | \$ 863,044 | \$ 898,167 |
| REVENUES | | |
| Property taxes | 582,438 | 582,438 |
| Specific ownership taxes | 52,419 | 52,419 |
| Interest Income | 91,720 | 91,720 |
| Other Revenue | 1,000 | 1,000 |
| Park/NAC Revenue | - | - |
| Operating Fees - Residents | 2,176,776 | 2,176,776 |
| Operating Fees - Builders | 38,220 | 38,220 |
| Transfer Fees | 63,000 | 63,000 |
| Late Fees & Interest | 10,000 | 10,000 |
| Billing Adjustments | 5,000 | 5,000 |
| Violations and Fees | 5,000 | 5,000 |
| Total revenues | 3,025,573 | 3,025,573 |
| TRANSFERS IN | | |
| Transfers from other funds | 2,736,501 | 3,433,485 |
| Total funds available | 6,625,118 | 7,357,225 |
| EXPENDITURES | | |
| General and administrative | | |
| Accounting | 134,505 | 134,505 |
| Auditing | 7,166 | 7,166 |
| County Treasurer's Fee | 8,737 | 8,737 |
| Dues and Membership | 1,930 | 1,930 |
| Insurance | 55,022 | 55,022 |
| Legal | 142,223 | 142,223 |
| Miscellaneous | 1,000 | 1,000 |
| Election | 70,000 | 70,000 |
| Billing | 100,304 | 100,304 |
| Bad Debt Expense | 1,000 | 1,000 |
| Office Supplies | 500 | 500 |
| Legal - Liens & Collections | 10,000 | 10,000 |
| Property Management Covenant Enforceme | 66,000 | 66,000 |
| Management Fee | 653,320 | 653,320 |
| Reserve Study | - | - |
| Storage | 5,000 | 5,000 |
| Strategic Planning | - | - |
| Lockbox Services | 2,750 | 2,750 |
| Billing Statements Postage/Mailing | 5,000 | 5,000 |
| Uniforms | 500 | 500 |
| Total general and administrative | 1,264,957 | 1,264,957 |
| Utilities | | |
| Trash collection | 301,561 | 301,561 |
| Water and Sewer | 240,000 | 240,000 |
| Gas | 5,000 | 5,000 |
| Electric - Landscape and Facilities | 10,000 | 10,000 |
| Total utilities | 556,561 | 556,561 |

No assurance provided.

**INSPIRATION METROPOLITAN DISTRICT
GENERAL FUND
2025 Amended Budget**

5/1/26

| | BUDGET 2025 | AMENDED 2025 |
|---|----------------|-----------------|
| Landscaping | | |
| Open Space Repair & Maintenance | 150,000 | 350,000 |
| Plants, Hardscapes, Other | 112,500 | 112,500 |
| Irrigation System | 70,000 | 70,000 |
| Landscape Maintenance | 500,000 | 580,000 |
| Pond Maintenance and Certification | 30,000 | 30,000 |
| Pest Control - Landscaping | 2,000 | 2,000 |
| Tract turnover | 50,000 | 50,000 |
| Tree Maintenance | 50,000 | 50,000 |
| Tree Removal and Replacement | 86,250 | 86,250 |
| Winter Water | 25,000 | 25,000 |
| Total landscaping | 1,075,750 | 1,355,750 |
| Community Engagement | | |
| Community Wide Program | 40,000 | 40,000 |
| Holiday Lights | 15,000 | 15,000 |
| Total community engagement | 55,000 | 55,000 |
| Facility Maintenance | | |
| Building Maintenance and Repairs | 50,000 | 50,000 |
| Facility security systems/internet | 27,500 | 27,500 |
| Fence / walls | 93,482 | 93,482 |
| Pest Control - Facility Maintenance | 1,000 | 1,000 |
| Pool Repairs | 11,000 | 11,000 |
| Pool Supplies | 12,956 | 12,956 |
| Pool Maintenance | 40,000 | 40,000 |
| Pool Staff Lifeguards/Monitors | 33,000 | 33,000 |
| Snow removal | 35,000 | 35,000 |
| Waste Services | 6,800 | 6,800 |
| Total facility maintenance | 310,738 | 310,738 |
| Communications | | |
| Digital Tools & Support | 7,500 | 7,500 |
| Total communications | 7,500 | 7,500 |
| Other Expense | | |
| Contingency | 32,494 | 32,494 |
| Total other expense | 32,494 | 32,494 |
| Total expenditures | 3,303,000 | 3,583,000 |
| TRANSFERS OUT | | |
| Transfers to other fund | 500,000 | 850,000 |
| Total expenditures and transfers out requiring appropriation | 3,803,000 | 4,433,000 |
| ENDING FUND BALANCES | \$ 2,822,118 | \$ 2,924,225 |

No assurance provided.

**INSPIRATION METROPOLITAN DISTRICT
SPECIAL REVENUE FUND
2025 Amended Budget**

5/1/26

| | BUDGET 2025 | AMENDED 2025 |
|---|----------------|-----------------|
| BEGINNING FUND BALANCES | \$ 2,736,501 | \$ 3,433,485 |
| REVENUES | | |
| Total revenues | - | - |
| Total funds available | 2,736,501 | 3,433,485 |
| EXPENDITURES | | |
| Administrative | | |
| Total administrative | - | - |
| Utilities | | |
| Total utilities | - | - |
| Landscaping | | |
| Total landscaping | - | - |
| Community Engagement | | |
| Total community engagement | - | - |
| Facility Maintenance | | |
| Total facility maintenance | - | - |
| Communications | | |
| Total communications | - | - |
| Total expenditures | - | - |
| TRANSFERS OUT | | |
| Transfers to other fund | 2,736,501 | 3,433,485 |
| Total expenditures and transfers out requiring appropriation | 2,736,501 | 3,433,485 |
| ENDING FUND BALANCES | \$ - | \$ - |

**RESOLUTION TO AMEND 2025 BUDGET
INSPIRATION METROPOLITAN DISTRICT**

WHEREAS, the Board of Directors of the Inspiration Metropolitan District appropriated funds for the fiscal year 2025 as follows:

| | |
|----------------------|-------------|
| General Fund | \$3,803,000 |
| Special Revenue Fund | \$2,736,501 |

; and

WHEREAS, the necessity has arisen for additional expenditures or appropriations requiring the expenditure of funds in excess of those appropriated for the fiscal year 2025; and

WHEREAS, the expenditures are a contingency which could not have been reasonably foreseen at the time of adoption of the budget; and

WHEREAS, the necessity has arisen for additional appropriations and expenditures of funds as reflected by satisfactory evidence presented to and accepted by the Board of Directors at this meeting and set out in the amended budget attached hereto as **Exhibit A**; and

WHEREAS, funds are available for such expenditures from revenue funds available to the District; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget amendment was available for inspection by the public at a designated public office, a public hearing was held on May 12, 2026, and interested electors were given the opportunity to file or register any objections to said proposed budget amendment.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Inspiration Metropolitan District shall and hereby does amend the budget for the fiscal year 2025 as follows:

| | |
|----------------------|-------------|
| General Fund | \$4,433,000 |
| Special Revenue Fund | \$3,433,485 |

BE IT FURTHER RESOLVED, that such sums are hereby appropriated from the revenues of the District to the above-referenced Fund(s) for the purposes stated in **Exhibit A** and, if applicable, that such action of the Board is hereby ratified and approved *nunc pro tunc* as of the date of the actual expenditures.

ADOPTED this 12th day of May, 2026.

INSPIRATION METROPOLITAN DISTRICT

By: _____
President

ATTEST:

Treasurer

EXHIBIT A

**INSPIRATION METROPOLITAN DISTRICT
GENERAL FUND
2025 Amended Budget**

5/1/26

| | BUDGET 2025 | AMENDED 2025 |
|--|----------------|-----------------|
| BEGINNING FUND BALANCES | \$ 863,044 | \$ 898,167 |
| REVENUES | | |
| Property taxes | 582,438 | 582,438 |
| Specific ownership taxes | 52,419 | 52,419 |
| Interest Income | 91,720 | 91,720 |
| Other Revenue | 1,000 | 1,000 |
| Park/NAC Revenue | - | - |
| Operating Fees - Residents | 2,176,776 | 2,176,776 |
| Operating Fees - Builders | 38,220 | 38,220 |
| Transfer Fees | 63,000 | 63,000 |
| Late Fees & Interest | 10,000 | 10,000 |
| Billing Adjustments | 5,000 | 5,000 |
| Violations and Fees | 5,000 | 5,000 |
| Total revenues | 3,025,573 | 3,025,573 |
| TRANSFERS IN | | |
| Transfers from other funds | 2,736,501 | 3,433,485 |
| Total funds available | 6,625,118 | 7,357,225 |
| EXPENDITURES | | |
| General and administrative | | |
| Accounting | 134,505 | 134,505 |
| Auditing | 7,166 | 7,166 |
| County Treasurer's Fee | 8,737 | 8,737 |
| Dues and Membership | 1,930 | 1,930 |
| Insurance | 55,022 | 55,022 |
| Legal | 142,223 | 142,223 |
| Miscellaneous | 1,000 | 1,000 |
| Election | 70,000 | 70,000 |
| Billing | 100,304 | 100,304 |
| Bad Debt Expense | 1,000 | 1,000 |
| Office Supplies | 500 | 500 |
| Legal - Liens & Collections | 10,000 | 10,000 |
| Property Management Covenant Enforceme | 66,000 | 66,000 |
| Management Fee | 653,320 | 653,320 |
| Reserve Study | - | - |
| Storage | 5,000 | 5,000 |
| Strategic Planning | - | - |
| Lockbox Services | 2,750 | 2,750 |
| Billing Statements Postage/Mailing | 5,000 | 5,000 |
| Uniforms | 500 | 500 |
| Total general and administrative | 1,264,957 | 1,264,957 |
| Utilities | | |
| Trash collection | 301,561 | 301,561 |
| Water and Sewer | 240,000 | 240,000 |
| Gas | 5,000 | 5,000 |
| Electric - Landscape and Facilities | 10,000 | 10,000 |
| Total utilities | 556,561 | 556,561 |

No assurance provided.

**INSPIRATION METROPOLITAN DISTRICT
GENERAL FUND
2025 Amended Budget**

5/1/26

| | BUDGET 2025 | AMENDED 2025 |
|---|----------------|-----------------|
| Landscaping | | |
| Open Space Repair & Maintenance | 150,000 | 350,000 |
| Plants, Hardscapes, Other | 112,500 | 112,500 |
| Irrigation System | 70,000 | 70,000 |
| Landscape Maintenance | 500,000 | 580,000 |
| Pond Maintenance and Certification | 30,000 | 30,000 |
| Pest Control - Landscaping | 2,000 | 2,000 |
| Tract turnover | 50,000 | 50,000 |
| Tree Maintenance | 50,000 | 50,000 |
| Tree Removal and Replacement | 86,250 | 86,250 |
| Winter Water | 25,000 | 25,000 |
| Total landscaping | 1,075,750 | 1,355,750 |
| Community Engagement | | |
| Community Wide Program | 40,000 | 40,000 |
| Holiday Lights | 15,000 | 15,000 |
| Total community engagement | 55,000 | 55,000 |
| Facility Maintenance | | |
| Building Maintenance and Repairs | 50,000 | 50,000 |
| Facility security systems/internet | 27,500 | 27,500 |
| Fence / walls | 93,482 | 93,482 |
| Pest Control - Facility Maintenance | 1,000 | 1,000 |
| Pool Repairs | 11,000 | 11,000 |
| Pool Supplies | 12,956 | 12,956 |
| Pool Maintenance | 40,000 | 40,000 |
| Pool Staff Lifeguards/Monitors | 33,000 | 33,000 |
| Snow removal | 35,000 | 35,000 |
| Waste Services | 6,800 | 6,800 |
| Total facility maintenance | 310,738 | 310,738 |
| Communications | | |
| Digital Tools & Support | 7,500 | 7,500 |
| Total communications | 7,500 | 7,500 |
| Other Expense | | |
| Contingency | 32,494 | 32,494 |
| Total other expense | 32,494 | 32,494 |
| Total expenditures | 3,303,000 | 3,583,000 |
| TRANSFERS OUT | | |
| Transfers to other fund | 500,000 | 850,000 |
| Total expenditures and transfers out requiring appropriation | 3,803,000 | 4,433,000 |
| ENDING FUND BALANCES | \$ 2,822,118 | \$ 2,924,225 |

No assurance provided.

**INSPIRATION METROPOLITAN DISTRICT
SPECIAL REVENUE FUND
2025 Amended Budget**

5/1/26

| | BUDGET 2025 | AMENDED 2025 |
|---|----------------|-----------------|
| BEGINNING FUND BALANCES | \$ 2,736,501 | \$ 3,433,485 |
| REVENUES | | |
| Total revenues | - | - |
| Total funds available | 2,736,501 | 3,433,485 |
| EXPENDITURES | | |
| Administrative | | |
| Total administrative | - | - |
| Utilities | | |
| Total utilities | - | - |
| Landscaping | | |
| Total landscaping | - | - |
| Community Engagement | | |
| Total community engagement | - | - |
| Facility Maintenance | | |
| Total facility maintenance | - | - |
| Communications | | |
| Total communications | - | - |
| Total expenditures | - | - |
| TRANSFERS OUT | | |
| Transfers to other fund | 2,736,501 | 3,433,485 |
| Total expenditures and transfers out requiring appropriation | 2,736,501 | 3,433,485 |
| ENDING FUND BALANCES | \$ - | \$ - |