

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

Held: Tuesday, May 12, 2026, at 6:30 p.m. via video conference

Attendance

The Regular Meeting of the Board of Directors of the Inspiration Metropolitan District was called and held as shown above and in accordance with the applicable statutes of the State of Colorado. The following directors, having confirmed their qualification to serve on the Board, were in attendance:

Bob LeGare
Rick Forsman
David Bourcier
Ralph “Doug” Parris
Kimberly Kelleher

Also present were:

Dominique Devaney, James Dugan, Natalyn Waltz, and Madison Korth, Public Alliance, LLC; David O’Leary, Esq., Spencer Fane LLP; Sharon Sulzle, AMI Community Association Management; and Melissa Antol, COREflection.

The following members of the public were present: Gisele Westby, Allen Schubert, Ken Barritt, Dave Svetz, Holly Svetz, Peter Woeber, TJ LeGare, Jaci Gentile, Rea Heatherington, Alisa Brayman, Lacy Bolger, Marilyn Flood, Sharry Zarnowiec, Sally Van Der Kamp, Bruce Van Der Kamp, Pamela Syverson, Leslie Elliot, Paul Charnon, Steven Powers, and Ryan Elliot.

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.

**Conflict of Interest
Disclosures**

Attorney O’Leary advised the Board that pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Attorney O’Leary reported that general disclosures for the directors are on file with the Secretary of State’s Office. Attorney O’Leary inquired 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 Forsman and 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.

Strategic Plan

Ms. Antol of COREflection presented the final Strategic Plan to the Board.

The Board discussed the final Strategic Plan and provided comments regarding same.

The Board received no public comment regarding the final Strategic Plan.

The Board considered dissolution of the Strategic Plan Ad Hoc Committee. Following discussion, upon motion duly made by Director Forsman, seconded by Director Parris, and upon vote unanimously carried, the Board approved the dissolution of the Strategic Plan Ad Hoc Committee.

Consent Agenda

The Board considered the following items on the Consent Agenda:

- a. Approval of the April 14, 2026 Regular Meeting Minutes;
- b. Approval of the April 14, 2026 Special Meeting Minutes;
- c. Approval of the October 3, 2025 and December 18, 2025 Work Session Minutes;
- d. Acceptance of the April 6, 2026 Finance Committee Minutes;
- e. Acceptance of the April 13, 2026 Inspiration Club Committee Minutes;
- f. Acceptance of the March 17, 2026 Common Area Committee Minutes;
- g. Acceptance of the January 21, 2026, February 18, 2026, and March 18, 2026 Residential Improvement Guidelines Committee Minutes;
- h. Acceptance of the February 3, 2026 Strategic Plan Ad Hoc Committee Minutes;
- i. Ratification of approval of the proposal from BrightView Landscape Services for the Rock Wattle Removal Project in the amount of \$450.00 from the Open Space Repairs & Maintenance account;
- j. Ratification of approval of the proposal from LBJE Construction LLC for the removal and replacement of three Little Libraries in the amount of \$1,360.00 from the Plants, Hardscapes, and Other account;
- k. Ratification of approval of the proposal from LBJE Construction LLC for installation of the shade sail at Pathfinder Park in the amount of \$360.00 from the Plants, Hardscapes, and Other account;
- l. Ratification of approval of the proposal from LBJE Construction LLC for the replacement of broken fence rails throughout the community in the amount of \$1,880.00 from the Fences/Walls account;
- m. Ratification of 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;
- n. Ratification of approval of the proposal from Nature's Workforce for broadcast spray of access roads in the amount of \$614.06 from the Open Space Repairs & Maintenance account; and
 - o. Ratification of approval of the proposal from C&C Green Lawn Care LLC for perennial planting, as approved by Board email poll, in the amount of \$11,300.00 from the Plants, Hardscapes, and Other account.

Following discussion, upon motion duly made by Director Parris, seconded by Director Bourcier, and upon vote unanimously carried, the Board approved an amendment to the April 14, 2026 Regular Meeting Minutes to correct the amount approved for concrete and cobble work.

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

Management Updates

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

Native Area Report: The Board reviewed the Resilient Roots Native Area Report.

Proposal from Smart-Link for Annual Irrigation Controller System: The Board considered approval of the proposal from Smart-Link for the Annual Irrigation Controller System in the amount of \$13,255 (including controller 9), to be paid from the Irrigation System account.

Following discussion, upon motion duly made by Director Kelleher, seconded by Director Bourcier, and upon vote unanimously carried, the Board approved the proposal in the amount of \$13,255.

2027 Landscape Maintenance RFP: The Board considered approval of the 2027 Landscape Maintenance Request for Proposals.

Following discussion, upon motion duly made by Director Forsman, seconded by Director Parris, and upon vote unanimously carried, the Board approved the Request for Proposals.

Website Ad Hoc Committee: The Board considered creation of a Website Ad Hoc Committee to assist with developing a budget, identifying a vendor, and coordinating development of a new District website.

Following discussion, upon motion duly made by Director Kelleher, seconded by Director Forsman, and upon vote unanimously carried, the Board approved creation of the Website Ad Hoc Committee.

Legal Updates

Legal counsel reported that there were no legal updates at this time and that a legislative update would be provided next month.

Inspiration Club Committee

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

Club Policy and Fitness Class Waiver: The Board considered ratification of approval of the Updated Club Policy and District Fitness Class Waiver.

Following discussion, upon motion duly made by Director Kelleher, seconded by Director Bourcier, and upon vote unanimously carried, the Board ratified the policy and waiver.

Pool Furniture Replacement: The Board considered approval of the purchase of replacement pool furniture in the amount of \$5,898, to be paid from the Pool Maintenance account.

Following discussion, upon motion duly made by Director Forsman, seconded by Director Kelleher, and upon vote unanimously carried, the Board approved replacement pool furniture in the amount of \$5,898.

Residential Improvement Guidelines Committee

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

AMI Update: Ms. Sulzle reviewed the AMI report with the Board.

Common Area Committee

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

Finance Committee

Finance Committee Monthly Report: Mr. Barritt reviewed the Finance Committee monthly report.

Cash Flow: The Board reviewed the March 2026 Cash Flow.

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

Payments of Claims: The Board reviewed the payment of claims for the period ending April 30, 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.

2025 Budget Amendment: The Board opened the public hearing on the amendment to the 2025 Budget.

There being no public comment, the Board closed the public hearing.

The Board considered adoption of the Resolution to Amend the 2025 Budget. Following discussion, upon motion duly made by Director Bourcier, seconded by Director Kelleher, and upon vote unanimously carried, the Board adopted the Resolution to Amend the 2025 Budget.

Other Business

There was no other business to discuss.

Public Comment

There was no public comment at this time.

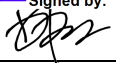
Next meeting

The next meeting is:
Regular Meeting – June 9, 2026 at 6:30 p.m.

Adjournment

There being no more business for the Board to consider, President LeGare adjourned the meeting at 8:35 p.m.

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

Signed by:


Secretary for the Meeting