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

Held: Tuesday, July 14, 2026, at 5:30 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, President
Rick Forsman, Vice President
David Bourcier, Treasurer
Ralph "Doug" Parris, Secretary
Kimberly Kelleher, Assistant Secretary

Also present were Dominique Devaney, James Dugan, Karis Clark, and Natalyn Waltz of Public Alliance LLC; Laura Heinrich, Esq., Spencer Fane LLP; Sharon Sulzle, AMI Community Association Management; and the following members of the public: Crystal Roberts Browne, Michael Borman, Lacy Bolger, Kelly Uhl, Michelle, Steve Powers, Jaci Gentile, Ellen Burns, Holly Svetz, Aaron Curtiss, Sandra Budden, Les Frey, Yolanda Treviso, Rea Heatherington, Gail Greene, Susan Ford, Kathy Forsman, Karen Chambers, TJ LeGare, Carla, Allen Schubert, Dave Svetz, Marilyn Flood, Paul Charnon, Sherry Zarnowiec, and Alisa Brayman.

Call to Order

It was noted that a quorum of the Board was present, and the meeting was called to order by Director LeGare.

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 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, seconded by Director Kelleher, and upon vote unanimously carried, the Board approved the agenda.

Public Comment

No public comment was received.

Consent Agenda

The Board considered the following items on the Consent Agenda:

a. Approve the June 9, 2026 Regular Meeting and Special Meeting Minutes
b. Accept the June 1, 2026 Finance Committee Minutes
c. Accept the May 19, 2026 Common Area Committee Minutes
d. Accept the May 20, 2026 Residential Improvement Guidelines Committee Minutes
e. Ratify proposal from LBJE Construction LLC for Pool Pergola Work in the amount of $1,965 from the Building Maintenance and Repairs account
f. Ratify proposal from Level Engineering & Inspections for structural design in the amount of $1,865 from the Community Service Building Needs account
g. Ratify proposal from BrightView Landscape Services for deadwood pruning in the amount of $1,350 from the Tree Maintenance account
h. Ratify service agreement with Critter Control Operations Inc. for pest management in the amount of $3,946 from the Pest Control – Landscaping account
i. Ratify proposal from ASAP Asphalt & Concrete, Inc. for crack seal in the amount of $2,088 from the Plants, Hardscapes, Other account
j. Ratify proposal from R&T Concrete for sidewalk work in the amount of $1,950 from the Plants, Hardscapes, Other account
k. Ratify proposal from R&T Concrete for bench work in the amount of $819 from the Plants, Hardscapes, Other account

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

Management Updates

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

Resolution Regarding Meeting Time Change: Following discussion, upon motion duly made by Director Bourcier, seconded by Director Parris, and upon vote unanimously carried, the Board approved the Resolution Regarding Meeting Time Change.

Resolution Regarding Temporary Hold on Tree Enforcement: Following discussion, upon motion duly made by Director Parris, seconded by Director Bourcier, and upon vote unanimously carried, the Board approved the Resolution Regarding Temporary Hold on Tree Enforcement, as revised by Attorney Heinrich.

RTS Landscaping Proposal for Dog Station Flagstone Pads: Following discussion, upon motion duly made by Director Parris, seconded by Director Bourcier, and upon vote unanimously carried, the Board approved the proposal from RTS Landscaping to create dog station flagstone pads at a cost of $12,075 from the Plants, Hardscapes, Other account.

RTS Landscaping Proposal for Barbed Wire Removal: Following discussion, upon motion duly made by Director Bourcier, seconded by Director Forsman, and upon vote unanimously carried, the Board approved the proposal from RTS Landscaping to remove barbed wire and posts from Filing 21 at a cost of $6,850 from the Open Space Repair and Maintenance account.

BrightView Landscape Services Enhancement Project: Following discussion, upon motion duly made by Director Parris, seconded by Director Bourcier, and upon vote unanimously carried, the Board tabled the enhancement project by BrightView Landscape Services to fertilize and overseed various parks throughout the community.

Legal Updates

There was no legal update.

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

Finance Committee

Finance Committee Monthly Report: Mr. Barritt provided a general update on behalf of the Finance Committee.

Unaudited Financial Statements: Following review, 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 May 31, 2026.

Payment of Claims: Following review, upon motion duly made by Director Bourcier, seconded by Director Kelleher, and upon vote unanimously carried, the Board ratified and approved the payment of claims for the period ending June 30, 2026.

2025 Audit and Representation Letter: Director Bourcier discussed the draft audited financial statements for the fiscal year ended December 31, 2025 with the Board. Following discussion, upon motion duly made, seconded, and unanimously carried, the Board accepted the audited financial statements, subject to finalization by the District's independent auditor, and approved execution of the Representation Letter in connection with the audit.

Inspiration Club Committee

<u>Inspiration Club Committee Update</u>: Ms. Heatherington provided a general update on behalf of the Inspiration Club Committee.

Other Business

President LeGare provided a brief update on the status of the Filing 22 fire lane modification project, which is with the District engineers to work with the City of Aurora to identify more cost-effective solutions. President LeGare also provided a brief update on ongoing work with the City of Aurora to create a workable and manageable plan for Pond 1A that is on the western side of Inspiration Metropolitan District and is owned by Aurora but requires a maintenance agreement.

Public Comment

No public comment was received.

Adjournment

There being no more business for the Board to consider, President LeGare adjourned the meeting at 7:03 p.m. The next regular meeting is scheduled for August 11, 2026, at 5:30 p.m.

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

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Secretary for the Meeting