

INSPIRATION METROPOLITAN DISTRICT
REGULAR MEETING
August 11, 2026 at 5:30 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. 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 July 14, 2026 Regular Meeting and July 19, 2026 Work Session Minutes (enclosures)
- b. Accept the July 6, 2026 Finance Committee Minutes (enclosure)
- c. Accept the June 16, 2026 Common Area Committee Minutes (enclosure)
- d. Accept the July 13, 2026 Inspiration Club Committee Minutes (enclosure)
- e. Accept the June 17, 2026 Residential Improvement Guidelines Committee Minutes (enclosure)
- f. Ratify proposal from LBJE Construction LLC to replace damaged fence post in the amount of \$370 from the Fences and Walls account (enclosure)
- g. Ratify proposal from LBJE Construction LLC to replace damaged fence posts in the amount of \$1,110 from the Fences and Walls account (enclosure)
- h. Ratify proposal from BrightView Landscape Services for pinion mass pitch borer spray in the amount of \$4,453.85 from the Tree Maintenance account (enclosure)

6. Manager Updates

- a. Review Manager's Report (enclosures)
- b. **ACTION REQUIRED**: Review and consider approval of proposal from Mile High Lights and Highlight Irrigation for holiday decorations in the amount of \$8,348.84 (enclosure)
- c. **ACTION REQUIRED**: Review tree removal bids (enclosure)

7. Legal Updates

- a. **ACTION REQUIRED**: Review and consider approval of the Resolution Adopting a Second Amended and Restated Inspiration Metropolitan District Charter for Committees (enclosure)

8. Inspiration Club Committee (Community Engagement Committee)

- a. Inspiration Club Committee Update (enclosure)
- b. Other

9. Residential Improvement Guidelines Committee

- a. Residential Improvement Guidelines Committee Update
- b. AMI Update (enclosure)
- c. **ACTION REQUIRED**: Review and consider acceptance of amendments to the RIGC guidelines (enclosure)

10. Common Area Committee

- a. Common Area Committee Update
- b. Other

11. Finance Committee

- a. Finance Committee Monthly Report
- b. Presentation of June 2026 Cash Flow (enclosure)
- c. **ACTION REQUIRED**: Review and consider acceptance of unaudited financial statements for the period ending June 30, 2026 (enclosure)
- d. **ACTION REQUIRED**: Review and consider ratification and approval of payment of claims for the period ending July 31, 2026 (enclosure)
- e. Other

12. Website Ad-Hoc Committee

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 September 8, 2026 at 5:30 p.m.

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**

Inspiration Club Committee Update: 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.

Secretary for the Meeting

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

Held: Wednesday, July 29, 2026, at 9:00 a.m. at 23396 E. Glidden Drive, Aurora, Colorado
and via Zoom.

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

Call to Order

It was noted that a quorum of the Board was present, and the meeting was called to order at 9:00 a.m. by Director LeGare.

Strategic Plan Action Items

The Board discussed Strategic Plan action items.

Long-Term Water Conservation and Landscape Initiatives Other Business

The Board discussed long-term water conservation and landscape initiatives.

There was no other business to discuss.

Next Meeting

The next meeting is:
Regular Meeting – August 11, 2026 at 5:30 p.m.

Adjournment

There being nothing more to discuss, the meeting was adjourned.

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, July 6, 2026
5:30 – 7:00 PM

1. Call to Order at 5:30 PM – In attendance were Committee Members Ken Barritt (Chair), Sharon Macway (Vice Chair), Terry McMurray, Kathy Toth, David Bourcier (BOD Liaison), and Ty Holman with Haynie and Company who audited the 2025 financial statements. Dirk Pantone (Secretary) was excused from the meeting.
2. July 6, 2026, Agenda – The Agenda was presented and unanimously approved by the Committee.
3. June 1, 2026, Minutes – The Minutes from the meeting were presented. One change was suggested for the review of the April 2026 financial statements as follows: It currently stated the expenses were slightly under budget by -0.48%; however, since the expenses were under budget, the value should be 0.48% (positive versus negative). This will be reviewed and changed if appropriate and the minutes were then unanimously approved by the Committee.
4. Ty Holman with Haynie and Company made a presentation about the 2025 audited financial statements. Key points from this presentation were:
 - An unmodified opinion will be issued, which means it is a clean opinion as no significant issues were noted.
 - The Governmental Accounting Standards Board (“GASB”) issued GASB 102 which did impact the audit. This GASB document related to concentration and constraint issues meaning if much of one’s business was with a small vendor base or there were certain restrictions, then additional information might be required.
 - The audit procedures employed included the following:
 - a. Audit used a risk-based approach.
 - b. Reviewed internal controls but no formal testing.
 - c. Reviewed unusual transactions.
 - d. Testing was done on a sample basis.
 - A question was raised about the presentation of the loans on the statements showing them going through 2051. However, it is expected the loans will be refinanced in 2036. Discussions ensued and the presentation as shown is considered correct.
5. Review of May 2026 financial statements - Chair Barritt presented the financial statements and stated the following:

- YTD revenues were over budget by \$13,496, or .65%.
- YTD expenses were under budget by \$128,979, or 8.37%.

The Financial Summary provided by Chair Barritt provided additional information about the various revenue and expense categories that made up the above variances. It was also noted that the Operating Fees Residents and Builder had been adjusted so that revenue now showed the full amount billed/collected for the 2nd quarter of 2026. The April 2026 Operating Fees Residents and Builder only showed 1/3rd of the amount as revenue as CLA had changed their accounting so that each quarter's fees would be recognized equally for each month in that quarter.

6. Status of current projects

- Finance Committee Fund and Budget Presentation 2026 – main issue is getting dates for making the presentation.
- Budget Planning – will need to have the committee meet in late August to prepare a preliminary draft of the 2027 budget. Need to present the budget to the BOD by October 15.

7. New Business – there was no new business.

8. Community Comment and Discussion – there were not any other attendees, so nothing was discussed.

9. Adjournment of meeting – the meeting was adjourned at 6:40PM.

The Next Regular Monthly Finance Committee is August 3, 2026, from 5:30 – 7:00 PM.

Common Area Committee Meeting Minutes
June 16, 2026 | Zoom Meeting

The meeting was called to order at 5:35 p.m. Present: Charles Goretsky, Holly Svetz, Jim Dugan, Tom Norton Nat Walts, Doug Parris, and Pamela Syverson.

The agenda and May 19, 2026 minutes were approved.

Public Comment: Pamela Syverson asked about spring wildflower seeding. Members reported limited germination due to dry conditions, with some growth observed in select areas.

Board Update: Doug Parris reported that additional city requirements for the Gartrell project could add approximately \$500,000 in concrete work. The F-22 drainage project is on hold because city requirements would exceed the budget by roughly \$300,000.

Rail Fencing: Jim proposed repairing damaged round-rail fencing using stained replacement rails connected with sleeves. Full replacement of the property's 9,000 linear feet of fencing would cost about \$125,000, making repairs the preferred option.

Art Installation: The Board approved an art installation at the Inspiration Club entrance featuring a running girl transforming into birds of prey

Project Tracking: Doug emphasized the value of Dominique's master spreadsheet for tracking reserve study items and projects. Charles suggested making it a standing agenda item.

Landscaping RFP: The landscaping services RFP is underway. Pre-bid questions are being collected, an addendum will be issued on June 20, and bids are expected in July.

Signage Project: Charles, Tom, and Teresa will review specifications and prepare a signage bid package for Board approval. Discussion focused on coordinating trail maps and neighborhood signage.

Operations Update: Jim reported ongoing cobble/concrete work, prairie dog mitigation, and installation of pool pergola screening. Additional projects include bids for barbed wire removal, pavers, asphalt sealing at Rocky Top and Vista Parks, Russian olive tree removal, window shades at the club entrance, and upgrading to Starlink internet service by early July.

Gartrell Tunnel Erosion Control: Nat presented a geotextile mat option rated for 75 years. Other options discussed included concrete and gabion baskets. Nat will research all alternatives and report back.

10. **Inspiration Monument:** Nat presented a concept for improving the Gartrell entrance monument using masonry walls, boulders, existing stackable stone, and a raised planting bed in the center section.

Inspiration Club Committee Minutes

July 13, 2026 - 5:30 PM

Meeting was called to order at 5:37pm by Rea Heatherington.

Present: Karis Clark, Rea Heatherington, Sheri Zarnowiec, Ingrid DeGreef, Tom Norton, Kim Kelleher and Jaci Gentile

Resident Guests: Pam Sverson (online)

The agenda was reviewed and approved.

The minutes from the May meeting were reviewed and approved.

NOTE: June meeting was cancelled due to weather concerns.

Public Comments: none

Events from June:

- June 6, 2026: Community Garage Sale – Kim said the event was “amazing”. It was suggested we send thank you cards to Jody & Chris for sponsoring the event and Mike Kinslow for the flags throughout the all-ages part of the community for July 4th.
- June 19, 2026: First SPARK event of summer. Event was well attended. It was brought to the committee’s attention that the wait time for balloon animals exceeded one hour.
- July 4, 2026: Bike Parade: This event was well attended with many 3 generation families in attendance. More volunteers were needed for the clean-up of this event.

Discussion Items:

- Nine Dot Artwork is currently 30% completed. Expected completion is October. It was suggested we do a ribbon cutting with a coffee truck and donuts.
- Pool Furniture: The final pool furniture selection for the start of the 2027 pool season was approved by the committee to be presented to the Finance Committee. The cost is \$93, 958. Pool furniture is commercial grade and expected to last 7-10 years. There is a question about the pads for the lounge chairs regarding durability, keeping clean and attachment to the lounge chair base. Karis will call vendor.

Upcoming scheduled events:

- July 11, 2026: Composting Event at Pathfinder Park: Dumpsters and 5280 staff will be present to facilitate this event. This is being run by a different Inspiration Metro District committee and will continue monthly until November.
- July 17, 2026: SPARK: Back to the Future theme with AI drawme bot, vinyl art, laser tag, bungee run and omni VR.
- July 25, 2026: STEM: There will be 12 stations covering electricity, kinetic and potential energy, surface tension of water, non-Newtonian fluids, and UV detectors. More volunteers are needed to help with this event.
- September 12, 2026: During the Composting Event, we hope to have a dumpster and compactor trash truck, Good Will and shredding available. Karis is checking into the shredding possibility.

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

Other items to consider: Suggestions for a shredding event and electronic recycling event were brought up.

Meeting was adjourned at 6:40pm.

Respectfully submitted by Jaci Gentile.

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

Held: Wednesday, June 17th, 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
Carla Baglione
Chuck Wagner
Jared Berge
Daniel Roysden

Steve Powers was absent. Also, present were Sharon Sulzle, Meghan Hutchins, and Dara Watson of AMI. From the public Pamela Syverson was present.

Call to Order

Chair Schubert noted that a quorum of the Committee was present, and the meeting was called to order at 5:32 pm.

Agenda Approved

The agenda was reviewed and unanimously approved.

May Minutes

The May minutes were reviewed and unanimously approved.

Public Comment

No Comments were made at this time.

Board Report

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

Compliance Report

Sharon Sulzle presented the compliance and design request report.

Privacy Structures

Chair Schubert presented the possibility of changing the

current guidelines for privacy structures as requested by a homeowner. After discussion it was determined that there would not be any changes at this time.

Other Business

Mr. Koller presented a draft proposal for language in the guidelines on the possibility of decks in the front yard and clarity on the difference between decks and patios. It will be further discussed in the next meeting.

Public Comment

No comments were made at this time.

Adjournment

There being no further business before the Committee, the Committee determined to adjourn the meeting at 6:28 pm.

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

Secretary _____

LBJE Construction LLC
Elias Garcia
720-960-4528
[LBJEconstruction@outlook.](mailto:LBJEconstruction@outlook)

July 07 -2026

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

RE: Damage fence post replacing
Location; 8433 S Quemoy

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

4x6x 8 Cedar post 1, stain , wood nails , 5 pound concrete

Labor

Remove damaged 4x6 fence post ;remove existing concrete , install new post , pour concrete and stain one new 4x6 cedar post and complete trash removal and site cleanup.

Total Bid Proposal of \$ 370.00

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

James Dugan

Elias Garcia
President & CEO

All Terms and conditions of the existing master agreement for services apply.

LBJE Construction LLC
Elias Garcia
720-960-4528
[LBJEconstruction@outlook.](mailto:LBJEconstruction@outlook)

July 20 -2026

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

RE: 3 Damage fence post replacing
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

4x6x 8 Cedar post 3, stain , wood nails , 5 pound concrete 3 bags

Labor

Remove 3 damaged 4x6 fence post ;remove existing concrete , install new post , pour concrete and stain one new 4x6 cedar post and complete trash removal and site cleanup.

Total Bid Proposal of \$ 1,110.00

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

James Dugan
July 21, 2026

All Terms and conditions of the existing master agreement for services apply.

Elias Garcia
President & CEO

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 Pinion Mass Pitch Borer Spray

Project Description Pinion Mass Pitch Borer Spray

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Pinion Mass Pitch Borer Spray (August Application)	\$4,453.85	\$4,453.85

For internal use only

SO# 8966419
JOB# 400300442
Service Line 130

Total Price

\$4,453.85

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
8888 Motsenbocker 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 Arboriculture) 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 approved under master service agreement

Dominique Devaney
Property Manager

Signature	Title
Dominique Devaney	July 17, 2026
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

Account Manager	
Signature	Title
Sara Rutman	July 17, 2026
Printed Name	Date

Job #:	400300442		
SO #:	8966419	Proposed Price:	\$4,453.85

DISTRICT MANAGEMENT REPORT

Inspiration Metropolitan District

To: Board of Directors, Inspiration Metropolitan District

From: Public Alliance Management Team

Date: August 2026

1. Updates

Board Work Session Summary

Attached, after the Managers Report, for the Board's reference is a summary of the July Board Work Session. The summary captures the key discussion topics, Board discussion, and staff implementation items identified throughout the session. It is intended to serve as a working reference document as staff moves forward with implementation of the Board's Strategic Plan and long-range planning initiatives.

Wayfinding Signage Project

Staff is requesting Board authorization to proceed with development and issuance of an RFP for professional wayfinding signage consulting services. The consultant would assist the District with evaluation, design, and development of a comprehensive wayfinding program for the community. A similar project was estimated at approximately **\$36,000** in 2023; updated proposals will be presented to the Board following the RFP process.

Requested Board Action: Authorize staff to issue an RFP for professional wayfinding signage consulting services.

Community Composting Initiative

As a first step toward implementing the Board's Strategic Plan sustainability initiatives, staff has ordered 1,000 custom District-branded compostable yard waste bags. Production and delivery are expected to take approximately 50 days. Once the bags are received, staff will launch a resident education and promotional campaign through the District e-blast and other communication channels, providing opportunities for residents to pick up bags and participate in the new community composting program.

Board Work Session Summary

Attached for the Board's reference is a summary of the July Board Work Session. The summary captures the key discussion topics, Board discussion, and staff implementation items identified throughout the session. It is intended to serve as a working reference document as staff moves forward with implementation of the Board's Strategic Plan and long-range planning initiatives.

Tree Inventory & Assessment

The Tree Inventory & Assessment, attached as Appendix A, was distributed to the Board in July and is included in this month's packet for public reference. If Board members have any additional questions or would like further discussion regarding the report or its recommendations, please let staff know.

Native Landscape Report

The Native Landscape Report, attached as Appendix B, was distributed to the Board in July and is included in this month's packet for public reference. If Board members have any additional questions or

would like further discussion regarding the report or its recommendations, please let staff know.
(Appendix B)

2. Resident Relations – Karis Clark

Public Alliance received and addressed 143 resident contacts during July, categorized as follows:

- Amenities – 90
- Billing – 5
- Common Area – 27
- Design Review and Compliance – 12
- Events – 1
- Other – 2
- Trash – 6
- Website – x

3. Communications – Karis Clark

Newsletters Sent: 7

- 07/27/2026 – [IMD: Upcoming Common Area Projects, Committee Opportunities, STEM Day Recap](#)
- 07/21/2026 – [IMD: Tree Care Treatments, Upcoming Events](#)
- 07/20/2026 – [IMD: Tree Replacement Enforcement Update, Board Meet and Greet, Upcoming Events, Tree Watering](#)
- 07/13/2026 – [IMD: District Board Meeting Tomorrow, Common Area Work, July SPARK in the Park](#)
- 07/10/2026 – [IMD: District Board Meeting Time, Finance Committee Presentation, Upcoming Events](#)
- 07/06/2026 – [IMD: Native Area Maintenance, Independence Day Bike Parade Recap, August Events](#)
- 07/01/2026 – [IMD: Holiday Office Closure and Pool Hours, Independence Day Bike Parade, Community Food Drive](#)
- **Newsletter Articles Published:** 40
- **Facebook Posts Published:** 43
- **Facebook Engagement Stats:** Views +132%
- **Website Updates:** Updated Board and Committee pages, uploaded calendar events, and refreshed the Upcoming Events page.

Club Building Updates

Installation of east-facing blinds, window tinting on the front and garage windows, and frosting of the interior garage door windows.

4. Events & Social Programming – Karis Clark

- **NAC Reservations booked in July: 8**
 - Revenue for NAC reservations paid in July: \$75*
- **Club Building Reservations**
 - Requests Submitted in July: 6
 - Reservations Held in July: 26
 - Committee: 3
 - Group: 12
 - Private: 3
 - Other: Mindful Movement x 3, COA Sprinkler Seminar, STEM Day, Finance Presentation, Board Work Session, AMI Seminar

Revenue for reservations paid in July: \$525*

Revenue from reservations held in July: \$320 (paid: 5/8, 7/3, 7/25)

**Paid in July but reservation may not be held in that month*

Event Recaps

Since the last Board meeting, the District has hosted nine community engagement opportunities:

- Independence Day Bike Parade
- Children's Tennis Lessons
- SPARK in the Park – July
- COA Sprinkler System Seminar
- Youth STEM Day
- Finance Committee Presentation
- AMI Covenants Seminar
- Board Meet and Greet
- Family Movie Night

Upcoming Events

- Financial Seminar: Estate Planning – August 13
- SPARK in the Park – August 21
- COA Colorado Landscaping Seminar – August 27

5. Irrigation Report – Brennan Ruppert

Following recent coordination with Hydrosystems and BrightView, staff has implemented additional water conservation measures, including reduced turf irrigation, increased deep watering for trees, cycle-and-soak programming, and continued irrigation repairs and programming adjustments. These efforts are intended to protect the District's landscape assets while helping remain within the annual water allocation.

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

- With irrigation activated, numerous interactions with BV for resolutions.
- Reinforce quick responses from BV for repairs and runoff issues.
- Special focus on emitters and drip servicing near plant materials.

Vendor and Contractor Coordination

- ASAP Asphalt work at Vista and Rocky Top Pocket Park, Allenspark fire lane and Inspiration Club parking lot.
- Completed Inspiration Club window shade and tint install.
- Met with CAC chair on project updates.
- Dog Station pad and barb wire projects with RTS.
- Completion of cobble and concrete projects with BV and R & T.
- Fence post replacements with LBJE Construction.

Community and Security Projects

- Weekly onsite meetings with Brightview ensuring focus/communication.
- College student summer hires are in place and actively working on:
 - Continued removal of dead bushes and grasses.
 - Continued drip line and emitter removals.
 - Staining of light post bases.
 - Staining of rail fence along Pathfinder Park.
 - Continuous updating of tree plotter.
 - Repaired playground inspection issues at Pathfinder Park.
 - Rebuilt swale for 2 chase drains at RH Gulch trail.
 - Placed curvy benches at Bears Lair NAC and Inspiration Club.
 - Teamed with BV for successful park presentation for SPARK event.
 - Manually watered new trees with Gator power washer.
 - Removal of stakes and straps along property line.
 - Numerous fence repairs.
 - Reported various Access Aurora community issues.
 - Vista trail drip line reductions and mulch enhancements.
 - Gartrell landscape bed abandonment.
 - Replacement of damaged and bent metal edging.

Ongoing Projects

- Damaged irrigation valve box covers replacement to be installed by BV.
- Large boulder placements (5 in place / 5 left to place).
- Four new benches along Inspiration Trail and E Allenspark Pl.
- Repurposed excessive mulch from areas around Inspiration Club and medians to Vista Trail beds.
- Continued prairie dog removal behind Allenspark.

Upcoming Projects

- Repurpose community trash cans to Pathfinder Park.
- Flagstone pad around base of dog stations.
- Barb wire removal at Filing 21.
- Bid out Rockinghorse and Eads median takedown.

Field Photos – July 2026



7. Native Spaces & Trees – Natalyn Walts

Trees

- Irrigation management has been adjusted to ensure trees receive a deep watering once per week, as recommended by industry professionals.
- A full tree inspection is in progress.
- The second Pine Beetle and Emerald Ash Borer treatments occurred during the week of July 20.
- An additional treatment for a Pinyon Pitch Mass Borer on all Pinyon Pines, as identified through the independent tree health report, is scheduled for the second week of August.
- The summer hires have continued to work on tree stake removals on established trees.

Ongoing and Completed Projects

- Included in this packet you will find the proposals received for a large tree removal project for trees located within drainages and the open space. This project is focusing on fuels reduction and improved drainage.
- Mechanical weed control will be occurring soon in Filing 8, where reseeding took place last fall, as well as 2 other locations near the south central part of the District, as identified in Resilient Roots' reports.
- Preliminary phased scope for redesigning the Filing 22 monument on Gartrell Rd will be presented at the August CAC meeting.
- The fire band mow occurred during the week of July 13 and was a success.
- The pond buffer mow occurred during the week of July 13.
- The engineering design for the fall restraint tie-downs has been completed; Level Engineering is aiding the District in procuring competent vendors for installation at no additional cost.

Weed Management

- Per the recommendation of Resilient Roots, there was not an open space spray this month; the next spray will be in mid-August.
- The second wetland spray occurred during the week of July 27, with additional focus on the drainage located in Filing 20 Tr D.
- Resilient Roots completed a short site walk in mid-July to give recommendations on the overall open space vegetation; this does not include a formal report.

Upcoming Projects and Other Relevant Work

- OSHA 30-hour training completed to improve project scope work and ensure safety and compliance.
- Additional areas for mechanical weed control and mullein stalk removal to be identified.
- Work to seed over redundant landscape beds within the open space along Gartrell Rd to begin as weather improves, project identified by the CAC.
- General pond maintenance document created to better anticipate maintenance needs.
- Pond 5 erosion repairs and tree removal (attached) should occur before the project is bid.
- Filing 16 drainage remediation phased project scope to be sent out September 1 for an October board decision.

Inspiration Metropolitan District

Board Work Session Summary

July 29, 2026

Strategic Planning & Long-Range Initiatives

The Board held a work session to discuss implementation of the District's Strategic Plan and establish priorities for the next 12–18 months. The discussion focused on actionable initiatives, long-term planning, and providing staff with clear direction on future work efforts.

1. Community Engagement & Communications

Board Direction

- Continue building community through recurring resident events, educational programming, and neighborhood gatherings.
- Expand communications through a quarterly printed newsletter, e-blasts, website improvements, and additional communication tools.
- Coordinate communications with the Hilltop Club and explore text messaging/mobile app notifications.
- Continue opportunities for residents to engage with Board members.

Staff Next Steps

- Finalize newsletter format and mailing strategy.
- Develop a long-term communications plan.
- Research additional communication tools and costs.

2. Financial Planning & Asset Management

Board Direction

- Integrate Strategic Plan initiatives into the annual budgeting process.
- Develop a long-term implementation schedule for capital projects.
- Emphasize proactive asset management.

Staff Next Steps

- Incorporate Strategic Plan priorities into the FY2027 budget.
- Develop annual implementation schedules based on Reserve Study workpaper created by management

3. Public Safety

Board Direction

- Strengthen relationships with Aurora Police through community engagement.
- Continue monitoring the Piney Creek Trail project.

Staff Next Steps

- Coordinate future engagement opportunities for both traffic safety, public communications and school resources officers.
- Investigate options for a part time security company
- Monitor City updates.

4. Community Amenities & Resident Feedback

Board Direction

- Evaluate future amenities through resident engagement.
- Use surveys to understand resident priorities.
- Focus on maintaining existing amenities while planning future improvements.

Staff Next Steps

- Develop a future resident engagement survey.
- Evaluate long-term maintenance priorities.

5. Environmental Stewardship & Sustainability

Board Direction

- Move forward with a community composting program.
- Promote sustainable landscaping and water conservation education.
- Explore rain barrel and composting education opportunities.

Staff Next Steps

- Implement composting bag distribution and education campaign.
- Evaluate additional sustainability initiatives.

6. Long-Term Water Conservation & Landscape Resiliency

Board Direction

- Develop measurable long-term water conservation goals.
- Prioritize preservation of mature trees while reducing unnecessary turf irrigation.
- Prioritize turf conversion based on water savings, maintenance needs, aesthetics, and sustainability.
- Focus early conversions on lower-visibility/problem areas.
- Ensure conversions enhance community aesthetics.

Staff Next Steps

- Develop turf vs. tree irrigation metrics.
- Prepare long-term turf conversion priorities.
- Coordinate with Hydrosystems and BrightView.
- Incorporate funding into capital planning.

7. Irrigation System Management

Board Direction

- Continue identifying unnecessary irrigation and repairing inefficiencies.
- Refine irrigation programming to maximize efficiency while preserving landscape assets.

Staff Next Steps

- Continue irrigation audits.
- Cap irrigation to removed plant material.
- Continue controller mapping and reporting.

8. Website Improvements

Board Direction

- Formalize the Ad Hoc Website Committee.
- Develop a long-term vision for the District website.
- Improve usability, accessibility, and communications.

Staff Next Steps

- Develop committee charter.
- Prepare website recommendations.

9. Long-Term Planning

Board Direction

- Prioritize projects through the Strategic Plan.
- Develop measurable implementation goals.
- Integrate priorities into annual budgeting.
- Provide regular progress updates.

Staff Next Steps

- Continue implementation and report progress through the Manager's Report.

Overall Outcome

The Board reaffirmed its commitment to implementing the Strategic Plan through measurable, financially responsible initiatives that strengthen community engagement, improve communication, preserve District assets, promote sustainability, and guide long-term decision making.



Quote

Quote ref. 20260706-182028708
Issue date Jul 6, 2026
Expires Nov 30, 2026
Currency USD

Seller

Mile High Lights and Highlight Irrigation

PO box 2096
Arvada, CO 80001
United States

Contact

Jared Carr (jared@milehighlights.com)

Buyer

Public Alliance LLC

405 Urban Street
Denver, Colorado 80228
United States

Contacts

Dominique Devaney (dominique@publicalliancellc.com)
Arielle (arielle@publicalliancellc.com)

Effective date	Total discount	Total contract value
On agreement	\$0.00	\$8,348.84

Line items

Name	Quantity	Unit price	Unit discount	Net price
Soft Wrap	1	\$368.45	—	\$368.45
Southwest side of Gartrell Rd & Rockinghorse Pkwy: Soft wrap four small deciduous trees behind the monument. Mini Warm White				
Billing summary: Starts on effective date				
Prelit Garland and 3" Wreath	1	\$1,147.26	—	\$1,147.26
Southwest side of Gartrell Rd & Rockinghorse Pkwy: Hang prelit garland around the stone of the monument and hang 2 wreaths on the sign. Mini Warm White				
Billing summary: Starts on effective date				
Soft Wrap	1	\$626.35	—	\$626.35
Northeast side of Gartrell Rd & Rockinghorse: Prelit style on four trees behind monument. Mini Warm White				
Billing summary: Starts on effective date				
3' Prelit wreath	1	\$127.05	—	\$127.05
Northeast side of Gartrell Rd & Rockinghorse: Hang one prelit wreath on monument. Mini Warm White				
Billing summary: Starts on effective date				
Soft Wrap	1	\$1,341.65	—	\$1,341.65
Northwest side of Gartrell Rd & Rockinghorse: Soft wrap three deciduou trees behind monument and four evergreens behind them. Mini Warm White				
Billing summary: Starts on effective date				
3' Prelit wreath	1	\$127.05	—	\$127.05
Northwest side of Gartrell Rd & Rockinghorse: Hang one lit wreath on monument. Mini Warm White				
Billing summary: Starts on effective date				
Soft Wrap	1	\$794.06	—	\$794.06
At Inspiration Ln and North Gartrell Rd: Soft Wrap five evergreen trees and two deciduous trees behind monument. Add lit wreaths to monument. MINI warm White				
Billing summary: Starts on effective date				
3' Prelit wreath	2	\$127.05	—	\$254.10
At Inspiration Ln and North Gartrell Rd: Hang 2 prelit wreaths to monument. Mini Warm Wrap				
Billing summary: Starts on effective date				

Name	Quantity	Unit price	Unit discount	Net price
Soft Wrap	1	\$946.56	—	\$946.56
Five deciduous trees on south east corner of Rockinghorse and Gartrell. Mini warm white				
Billing summary: Starts on effective date				
Soft Wrap	1	\$1,183.23	—	\$1,183.23
Five evergreen trees on souht west corner of Rockinghorse and Gartrell. Mini Warm white				
Billing summary: Starts on effective date				
Prelit	1	\$905.08	—	\$905.08
At Inspiration Ln and Inspiration Dr Prelight four deciduous trees and three evergreens. Mini Warm White				
Billing summary: Starts on effective date				
3' Prelit wreath	1	\$528.00	—	\$528.00
At Inspiration Ln and Inspiration Dr hang two prelit wreaths and prelit garland on monument sign. Minin Warm White				
Billing summary: Starts on effective date				
Light takedown	1	—	—	—
Billing summary: Starts on effective date				
Free Repairs	1	—	—	—
Billing summary: Starts on effective date				
Extension Cords and Timers	1	—	—	—
Billing summary: Starts on effective date				

Subtotal	\$8,348.84
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Discount included in the subtotal	\$0.00
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Due on effective date	\$8,348.84
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The total amount due on the effective date, not including any future payments due later.

Total contract value	\$8,348.84
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Terms

MILE HIGH LIGHTS LLC

TERMS AND CONDITIONS

1. Service Contract

Mile High Lights LLC ("Company") will provide the Customer with a quote for costs and material usage. Quotes may be provided in writing or verbally. The Company will use the Customer's verbal description to approximate, as closely as possible, the requested layout.

If the Customer requests changes to any or all portions of commenced work, the Customer will be responsible for both the original installation costs and any additional costs associated with the changes. The Customer will be notified prior to service of any surcharges.

For safety and quality purposes, all lights, electrical cords, accessories, and other materials will be supplied and owned by Mile High Lights LLC. Customer-requested additions and/or changes to the original quote may result in an increase to the final price. Mile High Lights LLC reserves the right to decline any requested changes or additions.

2. Payment Terms

- A deposit of **50% of the total contract amount** is due before installation can begin.
- If the Customer requests changes or additions during installation that result in additional fees, those fees must be paid in full before the changes or additions are installed.
- The remaining balance is due in full upon completion of the work.

3. Service and Installation

Mile High Lights LLC reserves the right to reject service to any property deemed unsafe by the Company.

Pricing includes:

1. Use of the stated quantity of lights and electrical accessories from the installation date through removal by Mile High Lights LLC. The Company is authorized to remove the display at any time after January 2.
2. A one-time installation of lights according to a layout planned and approved by the Customer.
3. Removal of lights and other materials, which will occur no later than February 28.

All designs, displays, concepts, and all materials supplied by Mile High Lights LLC remain the property of Mile High Lights LLC and must be returned to the Company.

Mile High Lights LLC will fasten light strands to fascia boards using industry-standard staples. If standard fastening methods are not possible, additional charges may apply.

Mile High Lights LLC is not responsible for paint, wood loss, or chipping on fascia boards. The Company cannot guarantee consistent light bulb orientation due to the twisting nature of light strands.

The Company reserves the right to take and use photographs or videos of the Customer's property for marketing and media purposes.

Mile High Lights LLC is only required to provide services, including service calls, between the hours of **8:00 a.m. and 5:00 p.m.**, but reserves the right to provide services at any time prior to **10:00 p.m.**

The Customer authorizes Mile High Lights LLC to enter upon the Customer's property for purposes related to this Contract at any time from the Effective Date until all lights and other Company property have been removed.

4. Electricity Requirements

The Customer must provide Mile High Lights LLC with clear access to safe and adequate electricity commensurate with the volume of lights requested.

The Company will require enough available circuits to successfully handle the electrical load of the lighting package. High-wattage devices such as refrigerators, hair dryers, or similar appliances must not be connected to the lighting package circuits.

Mile High Lights LLC is not responsible for inadequate, faulty, or overloaded electrical sources at the place of service.

If circuit breakers frequently need to be reset, this may indicate an inadequate power supply and may require a service call to locate additional circuits and redistribute the power load.

The Customer may be required to provide electrical connections from inside the home. Customers requesting larger lighting packages may need to consult an electrician to provide additional power sources.

Persistent moisture, such as rain or melting snow, may increase electrical resistance and potentially double the electrical load of the lighting package compared to dry weather conditions. If the lighting package frequently trips circuit breakers during wet weather, the Customer will be responsible for providing additional circuits so the power load can be redistributed.

Customers shall not connect personal lights or appliances to the Mile High Lights LLC lighting system, as doing so may exceed fuse or circuit limits and require a service call.

5. Service Calls

Mile High Lights LLC will test all lighting upon completion of installation and will leave the project fully functional.

The Company will provide the Customer with up to **three (3) free service calls** between the installation date and December 23. However, a **\$100 service fee** will apply to repairs resulting from:

1. Changes or actions by the Customer, including tethering personal lights or other items to the Company's lighting system.
2. Acts, omissions, circumstances, or occurrences outside the control of Mile High Lights LLC.

Mile High Lights LLC is not responsible for losses or damages to any lights or other materials supplied by the Company after installation.

Service calls are scheduled on a first-come, first-served basis. The Company cannot guarantee the timing of any service call, particularly between Christmas Eve and New Year's Day.

Any applicable service fee is due at the time of the service call.

6. Limitation of Liability

Mile High Lights LLC is not responsible for any damages or losses to the Customer's home or other property.

The Company is also not responsible for any failure or delay in providing any or all services, or for any damages or losses caused by acts, omissions, occurrences, or circumstances beyond its control, including but not limited to weather conditions or the acts or omissions of the Customer or any other person.

7. General Terms

Any payment not made when due shall bear interest at the rate of **10% per annum** from the date the payment was due until paid in full.

The Customer shall also be responsible for any attorneys' fees and court costs incurred by Mile High Lights LLC in enforcing this Contract.

This Contract constitutes the entire agreement between the Customer and Mile High Lights LLC and may only be amended by a written agreement signed by both parties.

By signing below, the Customer affirms that he or she has read this Contract and its terms and conditions and agrees to be bound by all terms herein.

Acceptance

This section is designated for the authorized representatives from both parties involved in this agreement. By signing below, the signatories confirm their acceptance of the terms and conditions outlined in this document.

On behalf of the buyer,

[sig|red|signer1]

Dominique Devaney

dominique@publicalliancellc.com

Location (description)	Brightview	RTS	Davey	Rocky Mountain	Savatree	EDI
Location 1 (Pond 6U)	\$28,206.22	\$21,445	\$21,600	\$30,250	\$10,660	\$8,950
Location 2 (Drainage 6L)	\$12,251.44	\$12,852	\$17,280	\$11,550	\$25,825	\$11,750
Location 3 (Piney Creek Trib at E Piccolo Pl)	\$2,951.34	\$17,169	\$4,320	\$2,400	\$4,090	\$4,850
Location 4 (Pond 5 inlet)	\$11,218.26	\$13,818	\$17,280	\$9,200	\$25,920	\$6,350
Location 5 (South end of F21)	\$16,054.98	\$18,714	\$43,200	\$19,600	\$28,000	\$15,950
Location 5 (Cottonwood, aesthetic removal)	\$2,395	\$5,874	\$4,320	\$2,500	\$1,000	\$1,850
Total	\$73,077.24	\$89,872	\$108,000	\$75,500	\$95,495	\$49,700

*****Note:**

There was discussion during the site walk of the possibility of utilizing 'chip in place' rather than hauling away the material, as a possible cost saving measure. This option was deemed not feasible or worth the minimal cost savings it could offer and therefore has not been considered in this price comparison.

Staff does not recommend EDI because, although their base bid was the lowest, the proposal included numerous additional charges for work that was not clearly defined. Items such as charges for each additional "clump" of willows or additional tree diameter (DBH) created uncertainty regarding the District's final cost. These undefined unit prices could result in significant cost increases during the project and would require ongoing District oversight to verify quantities before payment. Staff believes the recommended proposal provides a more complete and predictable scope of work, resulting in greater cost certainty and better overall value to the District.

INSPIRATION METROPOLITAN DISTRICT

BID FORM

Project: IMD – Tree Removals 7/2026

RFP Issue Date: July 2, 2026

Bidder Name: Brightview Landscape Services

Business Address: 8888 Motsenbocker Rd.

City, State, Zip: Parker, Co, 80134

Primary Contact: Garrett Wright

Phone: Email: garrett.wright@brightview.com

1. ITEMIZED PRICING

Bidder shall provide **itemized 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 A.

Location Description	Lump Sum Price	Equipment	Materials	Labor
Location 1		<u>\$400</u>	<u>\$2,322.81</u>	<u>\$ 23,399.03</u>
<u>Haul away</u>	<u>Chip in Place</u>			
<u>\$2,084.38</u>	<u>Chipping in place unavailable</u>			
Location 2		<u>\$400</u>	<u>\$1,071.71</u>	<u>\$ 9,937.54</u>
<u>Haul away</u>	<u>Chip in Place</u>			
<u>\$842.19</u>	<u>Chipping in place unavailable</u>			
Location 3		<u>\$248.44</u>	<u>\$714.48</u>	<u>\$ 1,988.42</u>
Location 4		<u>\$ 1,242.20</u>	<u>\$937.81</u>	<u>\$ 9,038.25</u>
Location 5		<u>\$400</u>	<u>\$2,770.00</u>	<u>\$ 12,042.77</u>
Dead Cottonwood	<u>\$ 2,395</u>			
<u>Haul away</u>	<u>Chip in Place</u>			
<u>\$ 842.21</u>	<u>\$Chipping in place unavailable</u>			

TOTAL BASE BID: \$ \$73,077.24

2. UNIT PRICING (FOR ADDITIONS / DEDUCTIONS)

Provide unit pricing for potential quantity adjustments or additional work.

Pricing adjustments will be dependent on work that needs to be performed. Additional cost would be \$75/Man hour of work plus equipment and disposal fees.

3. PROJECT SCHEDULE COMMITMENT

Approximate Construction Start Date: August 18th, 2026

Substantial Completion: October 31st, 2027

Dates open to reasonable adjustment based on weather or other unexpected delays.

-Our plan for the schedule is starting on an agreed start date with Inspiration representative. We would start with Location 1 and then move our way through the project in order of Location number or in an order that is agreed upon with Inspiration representative.

4. EXPERIENCE & QUALIFICATIONS

Provide references for **three (3) projects of similar size and scope,**

Client Project Contact Phone / Email

- Crystal Valley Ranch - Derick Coleman - 907.360.6969 -
president@crystalvalleyhoa.com
- Conservatory - Birgit Baldwin - 303.908.6677 - birgitbaldwin@yourcmd.org
- Tallyns Reach - Harry Yosten - 720.682.5380 - hpyvice@aol.com

5. SUBMITTALS ATTACHED

Check all items included: **See Attached**

- ☒ Detailed Project Schedule
- ☒ Company Qualifications
- ☒ Relevant Project References
- ☒ Certificate of Insurance
- ☒ W-9 Form
- ☒ Addenda Acknowledgement

6. CERTIFICATIONS

By signing below, the Bidder certifies:

This proposal is made without collusion, fraud, or improper influence.

Bidder has carefully examined the RFP documents, Exhibits, and site conditions.

Bidder agrees to execute a contract consistent with District terms if selected.

Bidder is properly licensed, insured, and authorized to perform the work.

Authorized Representative:

Signature: 

Date: 7.23.26

Title: Senior Account Manager

ROBERTS TREESCAPING, LLC

Professional Landscape Contractor • Aurora, Colorado

PROPOSAL FOR TREE REMOVALS

Inspiration Metropolitan District (IMD)

Waterways & Open Spaces • City of Aurora, Colorado

RFP: IMD – Tree Removals 7/2026

Submitted To

Inspiration Metropolitan District
c/o Public Alliance, LLC
Dominique Devaney, District Manager
Nat Walts, Field Services Coordinator

Submitted By

Roberts Treescaping, LLC
P.O. Box 462082, Aurora, CO 80046
Tina Tucker, Executive Vice President
Proposal Date: July 16, 2026

Base Bid (Haul-Away): \$89,872 | Best-Value Alternate (Chip-in-Place at Loc. 1, 2, 5): \$80,812

Letter of Transmittal

July 16, 2026

Dominique Devaney, District Manager | Nat Walts, Field Services Coordinator
Public Alliance, LLC — on behalf of Inspiration Metropolitan District

Re: Proposal for IMD Tree Removals 7/2026 — Removal of live and dead trees in District waterways and open spaces.

Dear Ms. Devaney and Mr. Walts:

Roberts Treescaping, LLC is pleased to submit this proposal for the Inspiration Metropolitan District Tree Removals project. We are an Aurora-based landscape contractor. In accordance with Section 5, our licensed arborist Gene O'Neill will be on site during operations for all tree work; he holds a current City of Aurora Arborist License (No. 2025 2578626 000 00, Large Tree Endorsement), the same jurisdiction in which this project is located.

Our team, represented by Cole Mansanaras, attended the mandatory July 9, 2026, site walk and verified conditions at all five locations, including the difficult-access areas and the stormwater infrastructure to be protected at Locations 3 and 4.

As requested in Section 6, our pricing is itemized per location and includes a direct cost comparison between hauling chipped material away and chipping in place at Locations 1, 2, and 5. Each location's price is inclusive of labor (crew plus on-site arborist supervision), materials, and equipment — including all fuel, and replacement saw chains — with restoration reseeding and anchored erosion-control blanketing.

Our Base Bid (haul-away) is **\$89,872**. By electing the recommended chip-in-place option where the District has open space available (Locations 1, 2, and 5), the total is reduced to **\$80,812** — a saving of **\$9,060**. We commit to substantial completion on or before October 31, 2026.

We appreciate the opportunity to be considered and are confident this proposal represents the best overall value, performance, and long-term sustainability for the District.

Respectfully submitted,

Tina Tucker

Executive Vice President, Roberts Treescaping, LLC

1. Firm Qualifications & Project Team

Roberts Treescaping, LLC is a full-service landscape contractor based in Aurora, Colorado. We specialize in tree and vegetation removal, drainage and open-space clearing, site restoration, and native revegetation for municipal, special-district, and government clients. Our crews routinely perform grounds maintenance and tree work under public contracts, including work at Buckley Space Force Base, Patrick SFB and are experienced operating around sensitive stormwater and shoreline infrastructure of the kind found on this project.

Licensed Arborist — On Site for All Tree Work

Per Section 5 of the RFP, a certified/licensed arborist is on site during all tree work. Gene O'Neill provides on-site supervision per working day, directing felling, cutting to ground level, and protection of retained vegetation and infrastructure:

Licensed Arborist	Credential	Status
Gene O'Neill On site, all tree work	City of Aurora Arborist License No. 2025 2578626 000 00 — Large Tree endorsement (trimming and removal, any size tree, shrub, or evergreen)	Valid through 12/31/2026 Issued 01/02/2026

A copy of the Arborist License is included as Attachment A to this proposal.

Project Team & Resources

- **Licensed Arborist:** Gene O'Neill — City of Aurora licensed; on site per working day, supervising all tree work.
- **Field Supervisor:** Cole Mansanaras — attended the July 9 mandatory site walk; coordinates crews, access, and infrastructure protection on site.
- **Equipment:** 12-inch towable brush chippers (rented at weekly rates), compact track loaders for difficult and wet access, and chip and dump trucks — operated with all fuel, and replacement saw chains included. Roll-off hauling is coordinated through Waste Connections of Colorado.
- **Insurance:** General Liability (\$1M / \$2M), Workers' Compensation, and Automobile Liability meeting District requirements (ACORD certificate provided — see Section 5 and Attachment B).

2. Project Approach — Best Value, Durability & Sustainability

The District's stated goals are to improve the flow of water through the ponds and drainages, reduce fuels, and maintain habitat and shoreline stability. Our approach is organized around the three criteria on which the District will award this contract: best overall value, performance and durability, and long-term sustainability.

2.1 Best Overall Value

- **Transparent, itemized pricing.** Every location is priced by equipment, materials, and labor (crew plus on-site arborist) with no hidden allowances; the three components sum to the location's lump sum.
- **An \$9,060 chip-in-place saving.** Where the District has flat open space (Locations 1, 2, and 5), chipping in place eliminates roll-off hauling, disposal fees, lowering the total from \$89,872 to \$80,812.
- **Weekly equipment rates.** We rent the brush chipper at the weekly rate (\$879/week vs. \$289/day), passing the lower equipment cost through to the District.
- **Licensed arborist on site.** Continuous on-site arborist supervision (8 hrs/day) protects retained trees and stormwater infrastructure and keeps the work compliant with Section 5.

2.2 Performance & Durability

- **Cut to ground level.** Per Section 5, all stems are cut as close to ground level as possible (no stump grinding required), leaving a clean, low profile that will not impede flow.
- **Protecting stormwater infrastructure.** At Location 3 (stormwater outlet hidden in the cottonwood cluster) and Location 4 (inlet and riprap outfall), we hand-fell and rig material away from structures and use mats to protect riprap — no equipment loading on the infrastructure.
- **Durable restoration.** Disturbed areas are reseeded with the appropriate wetland/detention or native dryland mix, and erosion-control blanket is anchored with wooden stakes every 18 inches per Section 5 so restored slopes hold through spring runoff and storm events.

2.3 Long-Term Sustainability

- **Organic material returned to the land.** Chip-in-place spreads chips no deeper than 4 inches across nearby flat open space (never into drainages or ponds), returning organic matter and moisture-holding mulch to District ground.
- **Fewer truck trips, less landfill.** Eliminating up to nine 30-yard roll-off hauls on the chip-in-place option reduces diesel truck traffic through the community and keeps woody material out of the landfill.
- **Habitat & shoreline stability.** Native and wetland seed re-establishes ground cover that stabilizes shorelines and supports habitat, directly serving the District's stated intent while improving water flow and reducing fuels.

2.4 Location-by-Location Method

Location	Method Summary
Location 1	Remove all dead trees, limbs, and woody growth from the pond basin — dead material only (per District RFI, no live-tree path clearing at the inlet at this time). Trees 70% or more dead are removed; trees with only a few dead branches have those branches removed. Chip on site; haul-away or chip-in-place. Thin and remove overgrown brush. Reseed and blanket any disturbed basin edges.
Location 2	Remove 2 dead trees and 2 large sections of dead willow. Additional willows removed for access are billed at the unit price shown on the Bid Form. Chip on site; haul-away or chip-in-place.

Location 3	Remove the cottonwood cluster from within the drainage while protecting the concealed stormwater inlet — hand-felling and rigging away from the structure. Haul-away only (no District open space nearby).
Location 4	Remove all woody growth from the stormwater inlet, riprap outfall, and the pond lower-stage area between the inlet and the trickle channel — only within the drainageway. Haul-away only.
Location 5	Remove all dead wood in this difficult-access gulch — all dead standing and dead felled pine, the large, accumulated branch pile, and the old fallen trees (per District RFI). Dead cottonwood in the gulch is bid as a separate line. Chip on site; haul-away or chip-in-place.

3. Itemized Pricing Detail (Per Location)

Pricing below is inclusive of all labor, materials, equipment, mobilization, supervision, and incidentals. Labor comprises the removal crew plus licensed arborist supervision, plus crew mobilization. Equipment and materials carry a 15% markup, and each location's Equipment / Materials / Labor components so the three columns sum to the Lump Sum. Locations 1, 2, and 5 show both haul-away and chip-in-place totals.

Basis of Equipment & Materials Pricing

- **Equipment (per crew-day, before markup):** brush chipper 12" compact track loader, crew/chip/dump trucks, consumables chainsaws/hand tools/PPE. Mobilization and 30-yard roll-off haul & disposal /cycle are added to equipment.
- **Consumables crew-day):** fuel for chipper, loader and trucks , replacement saw chains & sharpening.
- **Materials site, before markup):** seeding and erosion control are sized at 1/8 acre per site — wetland/detention + native dryland seed, erosion-control blankets, wooden stakes.
- **Mobilization:** Each field day includes a crew round trip (Drive time is billed in Labor, chip-in-place at Locations 1, 2 and 5 avoids the per-load haul trips.
- **Track steer with grapple (move & load fallen/dead trees),** allocated by location — Location 1: 16 hrs, Location 2: 5, Location 3: 8, Location 4: 10, Location 5 pines: 16, Location 5 cottonwood: 4 (L5 = 20; 59 hours total).

Location / Line	Labor	Equipment	Materials	Lump Sum (Haul)	Lump Sum (Chip)
Location 1 — Pond basin	\$10,564	\$9,661	\$1,220	\$21,445	\$18,424
Location 2 — 3 dead trees + 2 willow sections	\$6,352	\$5,280	\$1,220	\$12,852	\$10,839
Location 3 — Cottonwood cluster (protect outlet)	\$8,493	\$7,456	\$1,220	\$17,169	—
Location 4 — Inlet / riprap outfall / lower stage	\$6,352	\$6,246	\$1,220	\$13,818	—
Location 5 — Dead pines (gulch)	\$8,493	\$9,001	\$1,220	\$18,714	\$15,694
Location 5 — Dead cottonwood (separate line)	\$3,176	\$2,698	\$0	\$5,874	\$4,868
TOTAL BASE BID (Haul-Away)				\$89,872	\$80,812

Best-value recommendation: Elect chip-in-place at Locations 1, 2, and 5 for a total of \$80,812 — an \$9,060 saving versus haul-away, with the sustainability benefits described in Section 2.3.

EXHIBIT B
INSPIRATION METROPOLITAN DISTRICT
BID FORM

Project: IMD – Tree Removals 7/2026 • RFP Issue Date: July 2, 2026

Bidder Name: Roberts Treescaping, LLC

Business Address: P.O. Box 462082

City, State, Zip: Aurora, CO 80046

Primary Contact: Tina Tucker, Executive Vice President

Phone: 303-366-1463 **Email:** contact@rtscaping.com

1. Itemized Pricing

Bidder shall provide itemized pricing per location inclusive of all labor, materials, equipment, mobilization, supervision, and incidentals. Labor includes on-site arborist supervision. Equipment + Materials + Labor = Lump Sum Price for each location.

Location / Description	Lump Sum Price	Equipment	Materials	Labor
Location 1	\$21,445	\$9,661	\$1,220	\$10,564
Haul away: \$21,445 Chip in Place: \$18,424				
Location 2	\$12,852	\$5,280	\$1,220	\$6,352
Haul away: \$12,852 Chip in Place: \$10,839				
Location 3	\$17,169	\$7,456	\$1,220	\$8,493
Location 4	\$13,818	\$6,246	\$1,220	\$6,352
Location 5	\$18,714	\$9,001	\$1,220	\$8,493
Dead Cottonwood	\$5,874	\$2,698	\$0	\$3,176
Haul away: \$5,874 Chip in Place: \$4,868	\$24,588			

TOTAL BASE BID: \$89,872 (haul-away, all locations)

2. Unit Pricing (for Additions / Deductions)

Provided for potential quantity adjustments or additional work. Unit prices are all-inclusive (labor, equipment with fuel/consumables, overhead and profit).

Item	Unit	Unit Price
Additional tree removal — 2"-6" DBH (excludes Stump Grinding)	each	\$1,500
Additional dead tree removal — 6"-12" DBH (excludes Stump Grinding)	each	\$2,575
Additional dead tree removal — over 12" DBH (excludes Stump Grinding)	each	\$3,785

3. Project Schedule Commitment

Approximate Construction Start Date: August 18, 2026

Substantial Completion: On or before October 31, 2026

Dates open to reasonable adjustment based on weather or other unexpected delays.

4. Experience & Qualifications — References

References for three (3) projects of similar size and scope:

Client	Project	Contact	Phone / Email
Buckley Space Force Base	Base-wide tree maintenance — trimming, removals, and replacements	Zach McKie	720.847.6793 Zachariah.mckie@spaceforce.mil
Patrick Space Force Base	Tree trimming (~3,000 trees) and removal of a 75-ft deciduous	Dwayne McCoy	321.494.4582 Dwayne.mccoy.1@us.af.mil
Elk Ridge Apartments	Tree trimming and removal of ~100 trees (large up to 60 ft and smaller)	Rachel Burgett	303.341.5070 elkridge@fprginc.com

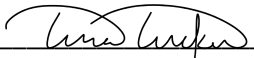
5. Submittals Attached

- ☒ Detailed Project Schedule
- ☒ Company Qualifications
- ☒ Relevant Project References (projects listed; contacts pending)
- ☒ Certificate of Insurance (ACORD) — Attachment B
- ☒ W-9 Form — Attachment C (completed; sign & date)
- ☒ Addenda Acknowledgement

6. Certifications

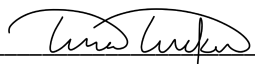
By signing below, the Bidder certifies that: this proposal is made without collusion, fraud, or improper influence; the Bidder has carefully examined the RFP documents, Exhibits, and site conditions; the Bidder agrees to execute a contract consistent with District terms if selected; and the Bidder is properly licensed, insured, and authorized to perform the work.

Authorized Representative: Tina Tucker

Signature:  **Date:** 7/21/2026

Title: Executive Vice President

Addenda / RFI Acknowledgement: Bidder acknowledges the District's written RFI responses (via Natalyn Walts, Public Alliance, LLC) clarifying scope at Locations 1 and 5; per those responses the project scope is unchanged. Formal Addenda received: No.



4. Project Schedule

We will mobilize following Board award and complete all five locations within the District's fall window, on or before October 31, 2026. Sequencing prioritizes drainage-critical Locations 3 and 4 and takes advantage of firmer late-season ground for access to the pond basin (Location 1) and the gulch (Location 5).

Phase	Activity	Timing
Board Award	District Board awards contract	August 11, 2026
Mobilization & Submittals	Execute contract, confirm insurance, schedule roll-offs and chipper	Week of Aug 18, 2026
Locations 3 & 4	Drainage/infrastructure clearing (protect stormwater structures)	Late Aug – early Sep 2026
Locations 1 & 2	Pond basin and dead-tree/willow removal; chip-in-place or haul	September 2026
Location 5	Gulch pines + separate dead cottonwood; difficult access	September – October 2026
Restoration	Reseeding and erosion-control blanket on disturbed areas	Following clearing at each site
Substantial Completion	All work complete	On or before Oct 31, 2026

5. Insurance

Roberts Treescaping, LLC carries insurance meeting the District's requirements under Section 11 of the RFP. A current ACORD Certificate of Liability Insurance (No. CL2592996913), issued through The Ahbe Group / Starlight Insurance, is included as Attachment B. The Inspiration Metropolitan District can be named as certificate holder and additional insured as required. Coverage in force:

Coverage	Carrier	Limits
Commercial General Liability	Ohio Security Ins. Co.	\$1,000,000 each occurrence / \$2,000,000 general aggregate / \$2,000,000 products-comp/op
Automobile Liability	Ohio Security Ins. Co.	\$1,000,000 combined single limit
Umbrella / Excess Liability	The Ohio Casualty Ins. Co.	\$1,000,000 each occurrence / \$1,000,000 aggregate
Workers' Compensation & Employers' Liability	Pinnacol Assurance	Statutory; \$1,000,000 each accident / disease
Contractor Equipment (leased/rented)	Ohio Security Ins. Co.	\$100,000

General Liability, Automobile and Umbrella policies are effective through 10/09/2026; Workers' Compensation (Pinnacol) through 10/01/2026. These limits meet or exceed the District's requirements. Bonding can be furnished if requested.

Attachment A — Arborist License (Gene O'Neill)

City of Aurora 2026 Arborist License No. 2025 2578626 000 00 — Large Tree endorsement; valid through December 31, 2026.
The licensed arborist is on site during all tree work (9 hours per working day).



Parks, Recreation, and Open
Space Department
Forestry Division, Suite 4600
15151 E. Alameda Parkway
Aurora, Colorado 80012
Phone: 303-739-7177
Fax: 303-739-7143
trees@auroragov.org

2026

Arborist License

Issued to

Gene O'Neill

Roberts Treescaping

CO

Endorsements:

Large Tree (ex: trimming and removal only. Work
may be done on any size tree, shrub, or
evergreen.)

License Number: 2025 2578626 000 00

ISSUE DATE: 01/02/2026

Expiration Date: 12/31/2026

LICENSES ARE NON-TRANSFERRABLE

LICENSE COVERS ONLY ACTIVITIES LISTED UNDER ENDORSEMENTS. IT IS THE RESPONSIBILITY OF
THE LICENSE HOLDER TO SUBMIT CURRENT INSURANCE INFORMATION AND TO RENEW LICENSE NO
LATER THAN 12/31/2026. TO VERIFY STATUS OF LICENSE, PLEASE CALL THE FORESTRY
ADMINISTRATIVE OFFICE AT (303) 739-7177.

Adrian Camacho

MANAGER OF OPEN SPACE AND FORESTRY

01/02/2026

DATE

COMMERCIAL SERVICES PROPOSAL

INSPIRATION METRO DISTRICT

Prepared for:

Natalyn Walts



DAVEY 
Proven Solutions for a Growing World

Prepared by:
Matt Schovel,

Natalyn Walts
Inspiration Metro District
July 23, 2026



Inspiration Metropolitan District Tree Removal

Dear Natalyn Walts,

On behalf of The Davey Tree Expert Company, we are pleased to submit this proposal for Tree Removals in the various drainage areas. We view this contract as a partnership between Inspiration Metro District and Davey.

Davey is proud of its reputation as a cost-effective and responsive provider of quality tree care, grounds management and environmental consulting services. For over 145 years, we have been dedicated to continual improvement for our clients, employees and the environment.

One of our greatest strengths is the open communication among Davey operations nationally and our eight local branches where the sharing of best practices actively takes place. We will make every attempt, through these best practices, to ensure that you receive improved value each year.

Our objective is to increase the level of service, improve safety and mitigate risk as well as enhance the aesthetic value of the property. We base this objective on our projected efficiencies, leadership and continuity in performing the weekly tasks.

Please see the included estimate with description of each location as a part of our complete proposal. Davey will begin the work in August and will have a substantial amount of the work completed by the projection date of October 31, 2026.

Thank you for the opportunity to submit our proposal. If we can be of any assistance, please contact me at 719-453-2370 or matthew.schovel@davey.com

Sincerely,

A handwritten signature in black ink that reads "Matt Schovel". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Matt Schovel
The Davey Tree Expert Company
ISA Certified Arborist RM 2209A
Colorado Department of Agriculture QS #00117

Davey acknowledges all all Addenda's issued for this RFP

SINCE 1880

Founded in 1880, The Davey Tree Expert Company was started by John Davey and incorporated in 1909. In 1979, the employees acquired ownership of Davey. Today, Davey Tree is one of the largest employee-owned companies in North America.

With more than 11,000 employees, Davey Tree and its subsidiaries offer residential services, commercial services, specialty services by The Davey Resource Group, and utility services.

With operations throughout North America, our branches have expanded, but our commitment to scientifically-based horticultural, environmental services and outstanding client service has never wavered.

We have an experienced workforce of dedicated, courteous, hard-working employees working with a common goal of safe and reliable service. We believe our commitment to quality is evident in the work we do.

Our solutions and programs are designed and carefully monitored to obtain the right results with minimum risk to the environment and the communities we serve.



*John
Davey*

DAVEY HISTORY



STATEMENT OF SAFETY POLICY

Safety is a core value of The Davey Tree Expert Company and is deeply rooted within our culture. Our dedication to safety emphasizes the fundamental respect we have for our employees, clients, the public and the environment.

All of Davey Management is responsible for providing an environment where our work can be carried out safely. Rigorous adherence to the Company Safety Policies is critical to assure that employees understand, implement and enforce Company safe work practices in accordance with federal United States OSHA or Canadian OSH standards.

As a Company, we will provide for the safest possible conditions through advanced training, education and compliance monitoring. Every Davey employee must be a participating member of the safety team, and is responsible to improve safety conditions by reporting hazards, enforcing safety policies and supporting employee engagement.

A commitment to our statement of safety policy is part of every employee's condition of employment with Davey and is also a moral obligation we share with our Davey teammates to assure that we return home safely.

Sincerely,

Patrick Covey
President & CEO

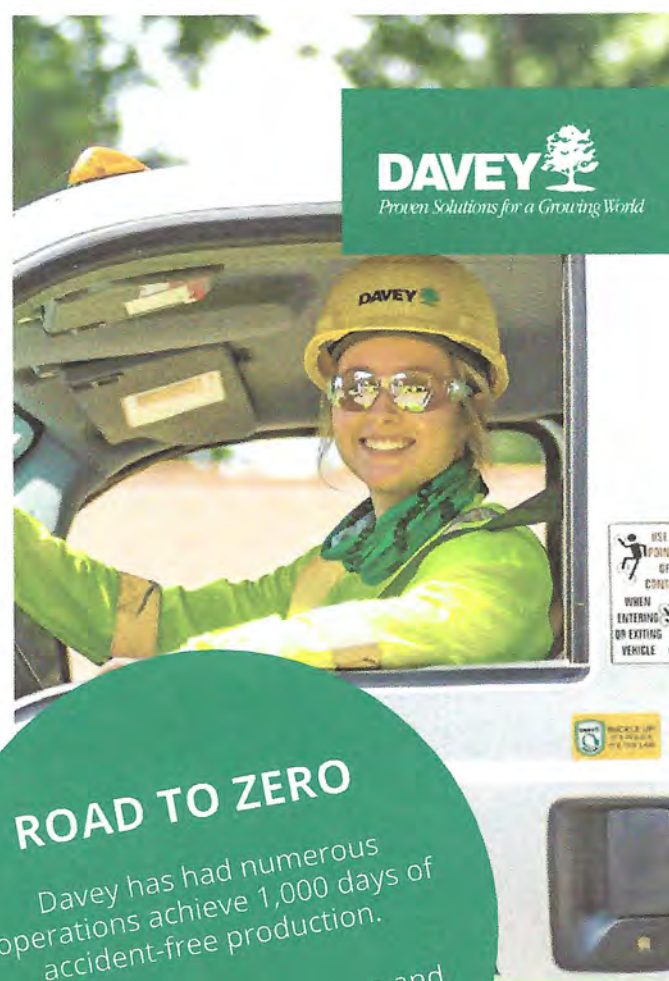
ROAD TO ZERO

Davey has had numerous operations achieve 1,000 days of accident-free production.

Join us on the Road to Zero and add your operation to the list!

Every Davey industry professional is tasked with upholding safety policies and procedures. To help pave the way along the Road to Zero, Davey's business units report safety performance monthly to leadership to measure progress toward safety benchmarks and goals.

Davey strives to be consistently lower than relevant industry injury data as collected by the Bureau of Labor Statistics (BLS). We provide detailed safety performance data to clients upon request.



Qualifications:

Along with our long and rich history, The Davey Tree Expert Company is currently performing services in and holds business licenses throughout the State of Colorado to include but not limited to :

The City and County of Denver

The City and County of Boulder

The City of Broomfield

The City of Longmont

The Town of Castle Rock

The City of Aurora

The City of Lakewood

The City of Greenwood Village

The City of Cherry Hills Village

We have a large group of Certified Arborists, Certified Tree Workers, TRAC Qualified employees and Safety Specialists. Our managers and supervisors' responsibilities include but are not limited to: implementing, supervising, and enforcing the RFP effectively and according to the scope of service. They have trained employees in the safest and most efficient methods of performing each job or task as necessary. The on-site supervisor will assign tasks and jobs according to the skill and trained level of the task. Employees' responsibilities include attending daily safety tailgate and warm up meetings and operating only equipment for which they are trained and authorized to use.



List of References:

Hewlett Packard

3404 E Harmony Rd.
Fort Collins, Colorado 80528
Attn: Gerald McGrew
(970) – 237- 1280
Project: Tree Removal and Pruning
Approximate Value : \$265,000.00

City of Cherry Hills Village

2450 E Quincy Ave.
Cherry Hills Village, Co. 80113
Attn: Jeff Roberts
(303)-783-2731
Project: Annual Tree Maintenance RFP
Approximate Value: \$125,000.00/yr.

OE Construction

13051 W 43rd Dr.
Golden, Co. 80403
Attn: Kai Josephson
(720)-657-1117
Project: Tree Removal (Multiple projects within Front Range)
Approximate Value: \$110,000.00

INSPIRATION METROPOLITAN DISTRICT

BID FORM

Project: IMD – Tree Removals 7/2026

RFP Issue Date: July 2, 2026

Bidder Name:

Business Address:

City, State, Zip:

Primary Contact:

Phone: Email:

1. ITEMIZED PRICING

Bidder shall provide **itemized 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 A.

Location Description	Lump Sum Price	Equipment	Materials	Labor
Location 1		\$ <u>3920</u>	\$ <u>2000</u>	\$ <u>15,680</u>
Haul away	Chip in Place			
\$ <u>21,600</u>	\$ <u>N/A</u>			
Location 2		\$ <u>3156</u>	\$ <u>1500</u>	\$ <u>12,624</u>
Haul away	Chip in Place			
\$ <u>17,280</u>	\$ <u>N/A</u>			
Location 3		\$ <u>764</u>	\$ <u>500</u>	\$ <u>3056</u>
Location 4		\$ <u>3156</u>	\$ <u>1500</u>	\$ <u>12,624</u>
Location 5		\$ <u>7840</u>	\$ <u>4000</u>	\$ <u>31,360</u>
Dead Cottonwood	\$ <u>4320</u>			
Haul away	Chip in Place			
\$ <u>43,200</u>	\$ <u>41040</u>			

TOTAL BASE BID: \$

2. UNIT PRICING (FOR ADDITIONS / DEDUCTIONS)

Provide unit pricing for potential quantity adjustments or additional work.

<u>4 PERSON CREW WITH EQUIPMENT AND TRAVEL</u>	<u>\$4320</u>	<u>/DAY</u>

Client	Service Location	7/23/2026
	Inspiration Metro District C/O Nat Walts 23392 E Glidden Dr Aurora, CO 80016-7928 Work: (720) 213-6621 Mobile: (303) 634-8275 Email: nwalts@publicalliancellc.com	Proposal #: 20071371-1784820684 Account #: Ship To #: 8399543 Work: (720) 213-6621 Email: inspiration@bill.com

	Service Period	Price	Tax	Total
☐ Tree Removal		\$103,680.00		\$103,680.00

Lump Sum Proposal amount: \$103,680.00

Location 1 - Cut off and haul dead trees. Cut and haul downed dead trees. Prune deadwood for safety two inch and diameter and larger throughout area shown on map. Live trees may be cut off to accommodate access into the area. All material will be hauled. No chips will be left in this Location.

Location 2 - Cut off and haul dead trees. Cut off and haul three areas of dead willow and shrub debris. All material will be hauled. No chips will be left in this Location.

Location 3 - Cut off and haul all live and dead trees within area shown on map.

Location 4 - Cut off and haul all live and dead trees within area shown on map. Area includes from top of inlet to trickle channel at bottom of inlet area.

Location 5 - Cut off all standing dead trees. Cut and haul fallen dead trees. THREE DEAD DEBRIS PILES IN DRAINAGE GULLY ARE NOT INCLUDED DUE TO CONCRETE AND BRICKS AND UNKNOWN DEBRIS.

Cottonwood tree removal in Location 5 is a separate estimate as designated on price sheet.

Davey recommends a site walk before work begins. Areas must be dry enough to access with chip trucks and all equipment. Stump removal or stump treatments are not included in this proposal.

Total of All Services	\$103,680.00	\$0.00	\$103,680.00
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☐ YES, please schedule the Services marked above.

Other Important Terms: See the attached "Terms and Conditions" either set forth on the reverse side of this Agreement or attached to this Agreement for additional information, such as early termination, maintenance responsibilities, warranties, late and default charges and insurance.

ACCEPTANCE OF PROPOSAL: By signing below, Client agrees and accepts the terms and conditions stated above and the Terms and Conditions either set forth on the reverse side of this Agreement or attached to this Agreement. Company is authorized to do this work as specified. All deletions have been noted. I understand that once accepted, this Agreement constitutes a binding contract. If Client is a legal entity, the undersigned hereby represents that the undersigned has full authority to enter into this Agreement on behalf of Client. This proposal may be withdrawn if not accepted within 30 days.

YOU ARE ENTITLED TO A COMPLETELY FILLED IN COPY OF THIS AGREEMENT, SIGNED BY BOTH YOU AND US, BEFORE ANY WORK MAY BE STARTED



Client	Service Location	7/23/2026
	Inspiration Metro District C/O Nat Walts 23392 E Glidden Dr Aurora, CO 80016-7928 Work: (720) 213-6621 Mobile: (303) 634-8275 Email: nwalts@publicalliancellc.com	Proposal #: 20071371-1784820684 Account #: Ship To #: 8399543 Work: (720) 213-6621 Email: inspiration@bill.com

DOOR-TO-DOOR SALE/ HOME SOLICITATION: If this Agreement is the result of a Door-to-Door or Home Solicitation Sale (under applicable state or federal law), the following provision applies:

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the attached notice of cancellation form for an explanation of this right. If you cancel this agreement, the seller may not keep all or part of any cash down payment.

CLIENT:

Signature: _____
Name (print): _____
Title: _____
Date: _____

COMPANY:

Signature: Matthew Schovel
Name (print): Matt Schovel
Title: Colorado Regional Business Developer
Date: July 23, 2026

CLIENT CARE GUARANTEE:

We guarantee to deliver what we contract to deliver. If we fail to deliver, we will work with you until you are satisfied, or we will not charge you for the disputed service. All work is done in accordance with ANSI A300 standards.

INSPIRATION METROPOLITAN DISTRICT

BID FORM

Project: IMD – Tree Removals 7/2026

RFP Issue Date: July 2, 2026

Bidder Name: Rocky Mountain Tree Care, Inc

Business Address: 6783 Fig St Suite 100

City, State, Zip: Arvada CO 80004

Primary Contact: Ryan Wessels

Phone/Email: customer@rockymountain-tree.com

1. ITEMIZED PRICING

Bidder shall provide **itemized 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 A.

Location Description	Lump Sum Price	Equipment	Materials	Labor
Location 1		\$ _____	\$ <u>145</u>	\$ <u>27080</u>
Haul away	Chip in Place			
\$ <u>3025</u>	\$ <u>0</u>			
Location 2		\$ _____	\$ <u>75</u>	\$ <u>10320</u>
Haul away	Chip in Place			
\$ <u>1155</u>	\$ <u>0</u>			
Location 3		\$ _____	\$ <u>40</u>	\$ <u>2360</u>
Location 4		\$ _____	\$ <u>75</u>	\$ <u>9125</u>
Location 5		\$ _____	\$ <u>225</u>	\$ <u>15935</u>
Dead Cottonwood	\$ <u>2500</u>			
Haul away	Chip in Place			
\$ <u>2210</u>	\$ <u>1230</u>			

TOTAL BASE BID: \$ 75,500

2. UNIT PRICING (FOR ADDITIONS / DEDUCTIONS)

Provide unit pricing for potential quantity adjustments or additional work.

see attached

3. PROJECT SCHEDULE COMMITMENT

Approximate Construction Start Date: August 18th, 2026

Substantial Completion: October 31st, 2027

Dates open to reasonable adjustment based on weather or other unexpected delays.

4. EXPERIENCE & QUALIFICATIONS

Provide references for **three (3) projects of similar size and scope**,

Client Project Contact Phone / Email

5. SUBMITTALS ATTACHED

Check all items included:

- ☒ Detailed Project Schedule
- ☒ Company Qualifications
- ☒ Relevant Project References
- ☒ Certificate of Insurance
- ☒ W-9 Form
- ☐ Addenda Acknowledgement

6. CERTIFICATIONS

By signing below, the Bidder certifies:

This proposal is made without collusion, fraud, or improper influence.

Bidder has carefully examined the RFP documents, Exhibits, and site conditions.

Bidder agrees to execute a contract consistent with District terms if selected.

Bidder is properly licensed, insured, and authorized to perform the work.

Authorized Representative: Ryan Wessels

Signature: Ryan Wessels **Date:** 7/18/24

Title: Chief Operations Officer



Rocky Mountain Tree Care, Inc.

6783 Fig St. Suite 101

Arvada, CO 80004

303-431-5885

customercare@rockymountaintree.com

**Over 35 years of
expert care & experience**

July 17, 2026

Public Alliance
Attn: Natalyn Watts
405 Urban St, Suite 310
Lakewood, CO 80228

Re: Inspiration Metro, Wetland willow and Russian olive clearing

Area 1, Storm water detention pond east of 24058 E Caleb Pl

Note: Unable to get chipper to site, chip in place unavailable

- Prune approximately 35 large black willow trees (greater than 8" DBH) to remove dead and broken limbs to 4" diameter \$16700
 - Remove approximately 25 black willow trees less than 8" diameter and 5 large willows laying on ground \$9200
 - Remove all coyote willow and plum shrubs \$1450
 - Re-seed and cover damaged native grass \$2900
- Total \$30250

Area 2, Riparian area east of 24028 E Caleb Pl

Note: Unable to get chipper to site, chip in place unavailable

- Remove 2 large patches of dead coyote willow, ~15000sf \$7200
 - Remove 2 dead Eastern cottonwoods \$1950
 - Remove Russian olive \$900
 - Re-seed and cover damaged native grass \$1500
- Total \$11550

Area 3, Riparian area northwest of 8881 S Catawaba Way

- Remove ~14 black willow stems \$1650
 - Re-see and cover damaged native grass \$750
- Total \$2400

Area 4, Southwest corner of storm pond east of 8480 S Biloxi Ct

- Remove coyote willow shrubs on either side of drain and rip-rap rock, ~10000sf \$4800
 - Remove 30 black willow trees and 1 Russian olive \$2900
 - Re-seed and cover damaged native grass \$1500
- Total \$9200

Area 5, large stand of Ponderosa pines in gully west of 9767 E Inspiration Dr

Note: Unable to get chipper to site, chip in place unavailable

- Remove ~4 dead trees laying on ground \$3600
 - Remove ~8 standing dead ponderosa pines \$11500
 - Remove dead cottonwood \$2500
 - Re-seed and cover damaged native grass \$4500
- Total \$22100

Thank you,

Ryan Wessels
Rocky Mountain Tree Care, Inc



**Rocky Mountain
Tree Care, Inc.**

6783 Fig St. Suite 101

Arvada, CO 80004

303-431-5885

customercare@rockymountaintree.com

**Over 35 years of
expert care & experience**

July 20, 2026

Public Alliance
Attn: Natalyn Watts
405 Urban St, Suite 310
Lakewood, CO 80228

Re: Inspiration Metro District

1. Itemized Pricing – See attached
2. Unit Pricing – See attached
3. Project Schedule Commitment –
4. Experience and Qualifications:
 - a. Ann Finn, Public Alliance, Southland Metro District 1 and 2,
ann@publicalliancecellc.com
 - b. Justin Janca, Public Alliance, Conservatory Metro District,
justin@publicalliancecellc.com
 - c. Garrett Wright, Brightview Landscape, multiple projects,
Garrett.Wright@brightview.com
5. Submittals Attached
 - a. Project schedule – approximately 25 days starting with location 1 and finishing with location 5
 - b. Company Qualifications - Rocky Mountain Tree Care, Inc, opened in 1999, has been servicing the Denver Metro area for 20 years. We specialize in tree and plant health maintenance, including pruning and removals, and disease and pest control. The principals of the company have combined tree care experience of more than 45 years. Currently there are approximately 50 employees on staff.
 - c. Certificate of Insurance – attached
 - d. W-9 Form – attached
 - e. Addendum Acknowledgement

72064104446

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3. PROJECT SCHEDULE COMMITMENT

Approximate Construction Start Date: August 18th, 2026

Substantial Completion: October 31st, 2027

Dates open to reasonable adjustment based on weather or other unexpected delays.

4. EXPERIENCE & QUALIFICATIONS

Provide references for **three (3) projects of similar size and scope**,

Client Project Contact Phone / Email

City of Aurora (tree work all over city with large projects of this scale) / auroragov.org

Hamon Infrastructure (various projects of this scale)/ sprince@hamonbuilt.com

City of Fort Collins (tree work all over city with large projects of this scale) fortcollins.gov

5. SUBMITTALS ATTACHED

Check all items included:

- ☒ Detailed Project Schedule
- ☒ Company Qualifications
- ☒ Relevant Project References
- ☒ Certificate of Insurance
- ☒ W-9 Form
- ☒ Addenda Acknowledgement

6. CERTIFICATIONS

By signing below, the Bidder certifies:

This proposal is made without collusion, fraud, or improper influence.

Bidder has carefully examined the RFP documents, Exhibits, and site conditions.

Bidder agrees to execute a contract consistent with District terms if selected.

Bidder is properly licensed, insured, and authorized to perform the work.

Authorized Representative: Angus MacAdam

Signature: *Angus MacAdam* **Date:** 07/20/2026

Title: ISA Certified Arborist | Commercial Sales Representative

72064104446

3. PROJECT SCHEDULE COMMITMENT

Approximate Construction Start Date: August 18th, 2026

Substantial Completion: October 31st, 2027

Dates open to reasonable adjustment based on weather or other unexpected delays.

4. EXPERIENCE & QUALIFICATIONS

Provide references for **three (3) projects of similar size and scope**,

Client Project Contact Phone / Email

City of Aurora (tree work all over city with large projects of this scale) / auroragov.org

Hamon Infrastructure (various projects of this scale)/ sprince@hamonbuilt.com

City of Fort Collins (tree work all over city with large projects of this scale) fortcollins.gov

5. SUBMITTALS ATTACHED

Check all items included:

- ☒ Detailed Project Schedule
- ☒ Company Qualifications
- ☒ Relevant Project References
- ☒ Certificate of Insurance
- ☒ W-9 Form
- ☒ Addenda Acknowledgement

6. CERTIFICATIONS

By signing below, the Bidder certifies:

This proposal is made without collusion, fraud, or improper influence.

Bidder has carefully examined the RFP documents, Exhibits, and site conditions.

Bidder agrees to execute a contract consistent with District terms if selected.

Bidder is properly licensed, insured, and authorized to perform the work.

Authorized Representative: Angus MacAdam

Signature: *Angus MacAdam* **Date:** 07/20/2026

Title: ISA Certified Arborist | Commercial Sales Representative

INSPIRATION METROPOLITAN DISTRICT - BID FORM (Completed Draft)

Bidder Name: **Monarch Tree Service**

Business Address: 15603 E Fremont Dr

City/State/Zip: Englewood, CO 80112

Primary Contact: Alex Masnata

ITEMIZED PRICING

Location 1: Lump Sum \$8,950 | Equipment \$2,200 | Materials \$350 | Labor \$6,400

Haul Away: Included | Chip in Place Credit: -\$700

Location 2: Lump Sum \$11,750 | Equipment \$2,950 | Materials \$400 | Labor \$8,400

Haul Away: Included | Chip in Place Credit: -\$850

Location 3: Lump Sum \$4,850 | Equipment \$1,350 | Materials \$250 | Labor \$3,250

Location 4: Lump Sum \$6,350 | Equipment \$1,750 | Materials \$350 | Labor \$4,250

Location 5: Lump Sum \$15,950 | Equipment \$4,500 | Materials \$450 | Labor \$11,000

Dead Cottonwood (Location 5): \$1,850

Haul Away: Included | Chip in Place Credit: -\$2,000

TOTAL BASE BID: \$49,700

UNIT PRICING

- Additional willow removal: \$450 per willow clump
- Volunteer brush removal: \$225 per cubic yard
- Additional dead tree removal: \$350 per DBH inch
- Erosion blanket: \$5.50/SY installed
- Wetland seed mix: \$2.00/SF
- Low grow seed mix: \$1.60/SF
- Stormwater debris removal: \$185/hr

PROJECT SCHEDULE

Approximate Start: August 18, 2026

Substantial Completion: September 30, 2026 (weather permitting)

Experience & Qualifications:

- Blackstone Metropolitan District
- Murphy Creek HOA
- Adonea HOA

Check attachments before submission:

Project Schedule, Company Qualifications, References, COI, W-9, Addenda

Map of Locations for Tree Removal

- 1 Dead trees removed, excessive dead material removed from living trees
- 2 Dead shrubs and trees removed.
- 3 Living trees removed from drainage.
- 4 Living and dead trees removed from pond inlet.
- 5 Dead standing and dead felled trees removed.





Location 1

**Remove all dead
woody material from
pond area.**

**Reseed any areas
damaged by
equipment with
wetland/ detention
pond mix.**



Location 2

Remove 3 dead trees, all dead willow and shrub material.

Reseed any area damaged by equipment with wetland/ detention seed mix.

Most difficult area for access.

An aerial photograph of a residential neighborhood. A yellow rectangular box highlights a specific area in the center-left of the image, which appears to be a drainage area with some trees and a small structure. The surrounding area includes houses, streets, and green spaces.

Location 3

Remove live trees from drainage area.

Reseed any areas damaged by equipment with low grow mix.

An aerial photograph of a wetland area. A yellow rectangle highlights a specific section of the wetland. The wetland is located between a road and a building. The road is on the left, and the building is on the right. The wetland area is characterized by dense, low-lying vegetation and some bare patches of ground. The yellow rectangle is positioned in the upper left quadrant of the image, highlighting a section of the wetland that appears to be a mix of vegetation and bare ground.

Location 4

Remove all alive and dead material between the stormwater inlet and trickle channel.

Reseed any area disturbed by equipment with wetland/ detention seed mix.

Location 5

Remove all dead pine trees from this area, including felled trees.

Reseed any areas damaged by equipment with low grow seed mix.



**Location of dead
Cottonwood, to
be itemized
under Location 5**

**RESOLUTION
OF THE BOARD OF DIRECTORS OF
INSPIRATION METROPOLITAN DISTRICT**

**ADOPTING THE SECOND AMENDED AND RESTATED INSPIRATION
METROPOLITAN DISTRICT CHARTER FOR COMMITTEES**

WHEREAS, Inspiration Metropolitan District (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado, duly organized and existing pursuant to §§ 32-1-101, *et seq.*, C.R.S. (the “**Special District Act**”); and

WHEREAS, pursuant to § 32-1-1001(1)(h), C.R.S., the Board of Directors of the District (the “**Board**”) is empowered to have the management, control, and supervision of all business and affairs of the District; and

WHEREAS, pursuant to § 32-1-1001(1)(m), C.R.S., the Board is authorized to adopt, amend, and enforce bylaws and rules and regulations not in conflict with the constitution and laws of Colorado for carrying on the business, objects, and affairs of the Board and the District; and

WHEREAS, the Board adopted the Amended and Restated Inspiration Metropolitan District Charter for Committees on ~~December 10~~September 9, 2025~~4~~ (the “**Charter**”); and

WHEREAS, the Board desires to amend and restate the Charter ~~in its entirety~~ in order to (1) redesignate the Inspiration Club as the Community Engagement Committee, with revised duties and responsibilities as set forth herein; (2) to (4) create the Strategic Planning Website Ad Hoc Committee; and (23) to dissolve the Strategic Planning Ad Hoc Committee and to remove provisions regarding the Community Services Centers same from the Charter Committee, which has been dissolved.

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NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DISTRICT AS FOLLOWS:

~~1. Ratification of the Committees. The Board hereby ratifies and affirms the creation of the Common Area Committee, Finance Committee, Residential Improvement Guidelines Committee, and the Inspiration Club Committee.~~

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1. Adoption of Second Amended and Restated Charter. The Board hereby adopts the Second Amended and Restated Inspiration Metropolitan District Charter for Committees (“Second Amended and Restated Charter”), attached hereto as Exhibit A, which replaces and supersedes the Charter in its entirety.

2. Redesignation of Inspiration Club Committee. The Board hereby approves and authorizes the redesignation of the Inspiration Club Committee as the Community Engagement

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Committee of the District. The Community Engagement Committee shall be the successor to the Inspiration Club Committee and shall operate in accordance with the purposes, duties, responsibilities, and procedures set forth in the Second Amended and Restated Charter.

3. ~~2.~~ Creation of Strategic Planning Website Ad Hoc Committee. The Board hereby creates the Strategic ~~Planning Ad Hoc~~ Website Ad Hoc Committee, ~~which shall operate in accordance with the purposes, duties, responsibilities, and procedures set forth in the Second Amended and Restated Charter.~~

4. Dissolution of Strategic Planning Ad Hoc Committee. ~~The Board hereby finds that the Strategic Planning Ad Hoc Committee has fulfilled the purpose for which it was established and is no longer necessary. Effective upon adoption of this Resolution, the Strategic Planning Ad Hoc Committee is dissolved. The Board further approves the removal of all provisions relating to the Strategic Planning Ad Hoc Committee from the Second Amended and Restated Charter.~~

5. Effect on Existing Committees. ~~Except as expressly provided herein, the adoption of the Second Amended and Restated Charter shall not affect the existence, authority, duties, or responsibilities of any District committee previously established by the Board. All such committees shall remain in full force and effect and shall continue to operate pursuant to the terms of the Second Amended and Restated Charter for District Committees.~~

3. ~~Amendment of Charter.~~ The Board hereby adopts the ~~Amended and Restated Inspiration Metropolitan District Charter for Committees~~, attached hereto as ~~Exhibit A~~, which replaces and supersedes the Charter in its entirety.

RESOLVED, ADOPTED AND APPROVED this 9th ~~11th~~ day of ~~September~~ August, 2025 ~~2026~~.

INSPIRATION METROPOLITAN DISTRICT

President of the District

ATTEST:

Secretary

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Exhibit A
(Second Amended and Restated Inspiration Metropolitan District Charter for Committees)

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Second Amended and Restated Inspiration Metropolitan District Charter for Committees

COMMITTEES OF INSPIRATION METROPOLITAN DISTRICT

The Inspiration Metropolitan District (the “District”) has the following committees, which are collectively referred to herein as the “Committees”:

1. Common Area Committee
2. Finance Committee
3. Residential Improvement Guidelines Committee
4. ~~Inspiration Club~~Community Engagement Committee
5. ~~Strategic Planning Ad Hoc Committee~~Website Ad Hoc Committee

PURPOSES OF THE COMMITTEES

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1. **Common Area Committee**

- a. To review maintenance, upgrades, and enhancements relating to the District Common Areas (buildings, parks and grounds) as outlined on the Ownership and Maintenance Map and to make recommendations for maintenance and improvements to the Board of Directors;
- b. To complete special assignments as requested by the Board of Directors of the district (the “Board”), which may include research and recommendations for specific improvements to Common Areas; and
- c. To respond to requests made by the Board and/or Management.

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2. **Finance Committee**

- a. To provide greater understanding of the District’s financials to the residents and owners of the Inspiration community;
- b. To work with the District’s financial professionals to prepare an annual budget for review and approval by the Board;
- c. To review the financials, primarily with the District’s financial professionals, and to make recommendations for means of educating the resident community or regarding specific aspects of the financials as requested by the Board; and
- d. To complete assignments as requested by the Board, which may include research and recommendations for specific changes to the financials; and
- e. To respond to requests made by the Board and/or Management.

3. **Residential Improvement Guidelines Committee**

- a. To perform review of homeowner’s proposed designs in order to ensure that any proposed improvements within the District conform with the Covenants and Guidelines;
- b. To review and recommend improvement to, and prioritize the enforcement of, the Improvement Guidelines, by working with and through the management company;
- c. To review and suggest additions, changes, and/or deletions to or from the Improvement Guidelines;
- d. For members of such committee to make reasonable efforts to log into the applicable design review software weekly and vote on the approval of submitted design requests;
- e. To prioritize the aspects of the Improvement Guidelines for enforcement by the District’s management company; and
- f. To respond to requests made by the Board and/or Management.

4. **~~Inspiration Club Committee~~ Community Engagement Committee**

- a. To act as a liaison between Inspiration residents, owners, and the Board regarding community engagement opportunities and District communications;
- b. To provide recommendations to the Board regarding resident outreach initiatives, including newsletters, educational materials, community meetings, and other communication tools;
- c. To provide recommendations regarding community events, resident engagement opportunities, and programming that foster a connected community;

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- d. To provide recommendations regarding the Inspiration Club facilities, furnishings, operations, and social programming;
- e. To assist the Board in gathering resident feedback regarding future District* initiatives, projects, and amenities; and
- a. To respond to requests made by the Board and/or Management. To act as a liaison* between Inspiration residents, owners and the Board regarding the internal components and features of the Inspiration Club;
- f. To provide recommendations to the Board regarding the internal design/layout of the Inspiration Club;
- b. To provide recommendations to the Board regarding the selection of furnishings, paint, fixtures, and equipment for the Inspiration Club;
- c. To provide recommendations to the Board regarding operations and social programming for the Inspiration Club; and
- d. To respond to requests made by the Board and/or Management.

5. Strategic Planning Ad Hoc Committee

- a. To act as a liaison between Inspiration residents, owners and the Board relating to strategic planning of the District;
- b. To review strategic plans prepared by consultants for the District and to make recommendations to the Board regarding the District's strategic direction; and

To respond to requests made by the Board and/or Management.

5. Website Ad Hoc Committee

- a. To act as a liaison between Inspiration residents, owners and the Board relating to website access planning for the District;
- b. To develop a detailed and organized list of the most important website features and functionality residents and owners require for easy access to information;
- c. To develop a detailed and organized list of features needed by management staff to efficiently add and reorganize information and news;
- d. To review background information of the existing website and gather additional data as needed;
- e. To assess features and ease of use of similar websites;
- f. To identify desired enhancements to existing software platforms or services, including estimated costs and anticipated implementation timelines, and to make recommendations to the Board regarding proposed modifications and related actions;
- g. If desired modifications are not feasible, use work in Section 6.f to draft an RFP to create an entirely new website, and recommend such action to the Board;
- h. If a new system is necessary, identify data migration path, expected difficulties, and cost range;
- i. To recommend components of a resident education effort to help homeowners make use of new retrieval features of either an improved current website or a new website;
- j. To ensure that any product allows the website to fulfill ADA compliance requirements; and
- k. To respond to requests made by the Board and/or Management.

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MEMBERSHIP

1. Membership in the Committees is open to all Inspiration residents and owners who are in good standing with the District, if appointed by majority vote of the Board present and voting at a meeting.
2. A member may be removed at any time by a majority vote of the Board present and voting at a meeting.
3. A member may determine at any time not to serve on a Committee by notifying the Committee Chair in writing who shall report such resignation to the District's management company.
4. A list of members of all committees shall be maintained by the District.
5. Each of the Committees shall have a Board Liaison who shall be a Board member and a non-voting member of the Committee.
6. Committee members shall elect a Chair, Vice Chair and Secretary. If a Committee is unable to select a Secretary, this function may be filled by the staff of the District's management company.

MEETINGS

1. The Committees shall meet on an as-needed ~~bases-basis~~ at such times as the Committee Chair calls meetings or as otherwise requested by the Board of Directors of the District.
2. Agendas for upcoming Committee meetings shall be posted on the District's website in advance of the meeting.
3. Committee meetings shall be open to attendance by all owners and residents of the District.
4. Committees will report their activities to the Board in a reasonable time after each meeting, but no less frequently than on a quarterly basis.
5. All Committee communication to the Board shall be in writing and delivered to management and presented at meetings of the Board if deemed appropriate by the Board. Communications may occur in email form to satisfy the foregoing requirement.

MISCELLANEOUS PROVISIONS

1. Committees shall only be responsible for responding to such requests as may be made by the Board.
2. The Board may request that all Committees complete special assignments.
3. Unless stated otherwise in this Charter,
 - a. Committees do not have the authority to give directions and/or instructions to contractors, management or employees;
 - b. Committees will not communicate or present the District's business, political interest or positions to other persons outside the District; and
 - c. Committees will not seek bids for services or any other matters.

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Notwithstanding anything in the foregoing to the contrary, Board Liaisons may take all actions permitted under the District’s *Resolution Concerning Spending Authority for Board Liaisons to Committees*, adopted by the Board on March 12, 2024. Further, the Residential Improvement Guidelines Committee may give directions and/or instructions as authorized in the *Resolution of the Board of Directors of the Inspiration Metropolitan District Designating the Residential Improvement Guidelines Committee with the Authority to Exercise the Power of Design Review* dated August 13, 2019, as may be amended from time to time.

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**RESOLUTION
OF THE BOARD OF DIRECTORS OF
INSPIRATION METROPOLITAN DISTRICT**

**ADOPTING THE SECOND AMENDED AND RESTATED INSPIRATION
METROPOLITAN DISTRICT CHARTER FOR COMMITTEES**

WHEREAS, Inspiration Metropolitan District (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado, duly organized and existing pursuant to §§ 32-1-101, *et seq.*, C.R.S. (the “**Special District Act**”); and

WHEREAS, pursuant to § 32-1-1001(1)(h), C.R.S., the Board of Directors of the District (the “**Board**”) is empowered to have the management, control, and supervision of all business and affairs of the District; and

WHEREAS, pursuant to § 32-1-1001(1)(m), C.R.S., the Board is authorized to adopt, amend, and enforce bylaws and rules and regulations not in conflict with the constitution and laws of Colorado for carrying on the business, objects, and affairs of the Board and the District; and

WHEREAS, the Board adopted the Amended and Restated Inspiration Metropolitan District Charter for Committees on September 9, 2025 (the “**Charter**”); and

WHEREAS, the Board desires to amend and restate the Charter in order to (1) redesignate the Inspiration Club as the Community Engagement Committee, with revised duties and responsibilities as set forth herein; (2) to create the Website Ad Hoc Committee; and (3) to dissolve the Strategic Planning Ad Hoc Committee and to remove provisions regarding the same from the Charter.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DISTRICT AS FOLLOWS:

1. Adoption of Second Amended and Restated Charter. The Board hereby adopts the *Second Amended and Restated Inspiration Metropolitan District Charter for Committees* (“Second Amended and Restated Charter”), attached hereto as **Exhibit A**, which replaces and supersedes the Charter in its entirety.

2. Redesignation of Inspiration Club Committee. The Board hereby approves and authorizes the redesignation of the Inspiration Club Committee as the Community Engagement Committee of the District. The Community Engagement Committee shall be the successor to the Inspiration Club Committee and shall operate in accordance with the purposes, duties, responsibilities, and procedures set forth in the Second Amended and Restated Charter.

3. Creation of Website Ad Hoc Committee. The Board hereby creates the Strategic Website Ad Hoc Committee, which shall operate in accordance with the purposes, duties, responsibilities, and procedures set forth in the Second Amended and Restated Charter.

4. Dissolution of Strategic Planning Ad Hoc Committee. The Board hereby finds that the Strategic Planning Ad Hoc Committee has fulfilled the purpose for which it was established and is no longer necessary. Effective upon adoption of this Resolution, the Strategic Planning Ad Hoc Committee is dissolved. The Board further approves the removal of all provisions relating to the Strategic Planning Ad Hoc Committee from the Second Amended and Restated Charter.

5. Effect on Existing Committees. Except as expressly provided herein, the adoption of the Second Amended and Restated Charter shall not affect the existence, authority, duties, or responsibilities of any District committee previously established by the Board. All such committees shall remain in full force and effect and shall continue to operate pursuant to the terms of the Second Amended and Restated Charter for District Committees.

RESOLVED, ADOPTED AND APPROVED this 11th day of August, 2026.

INSPIRATION METROPOLITAN DISTRICT

President of the District

ATTEST:

Secretary

Exhibit A

(Second Amended and Restated Inspiration Metropolitan District Charter for Committees)

Second Amended and Restated Inspiration Metropolitan District Charter for Committees

COMMITTEES OF INSPIRATION METROPOLITAN DISTRICT

The Inspiration Metropolitan District (the “District”) has the following committees, which are collectively referred to herein as the “Committees”:

1. Common Area Committee
2. Finance Committee
3. Residential Improvement Guidelines Committee
4. Community Engagement Committee
5. Website Ad Hoc Committee

PURPOSES OF THE COMMITTEES

1. **Common Area Committee**
 - a. To review maintenance, upgrades, and enhancements relating to the District Common Areas (buildings, parks and grounds) as outlined on the Ownership and Maintenance Map and to make recommendations for maintenance and improvements to the Board of Directors;
 - b. To complete special assignments as requested by the Board of Directors of the district (the “Board”), which may include research and recommendations for specific improvements to Common Areas; and
 - c. To respond to requests made by the Board and/or Management.
2. **Finance Committee**
 - a. To provide greater understanding of the District’s financials to the residents and owners of the Inspiration community;
 - b. To work with the District’s financial professionals to prepare an annual budget for review and approval by the Board;
 - c. To review the financials, primarily with the District’s financial professionals, and to make recommendations for means of educating the resident community or regarding specific aspects of the financials as requested by the Board; and
 - d. To complete assignments as requested by the Board, which may include research and recommendations for specific changes to the financials; and
 - e. To respond to requests made by the Board and/or Management.
3. **Residential Improvement Guidelines Committee**
 - a. To perform review of homeowner’s proposed designs in order to ensure that any proposed improvements within the District conform with the Covenants and Guidelines;
 - b. To review and recommend improvement to, and prioritize the enforcement of, the Improvement Guidelines, by working with and through the management company;
 - c. To review and suggest additions, changes, and/or deletions to or from the Improvement Guidelines;

- d. For members of such committee to make reasonable efforts to log into the applicable design review software weekly and vote on the approval of submitted design requests;
- e. To prioritize the aspects of the Improvement Guidelines for enforcement by the District's management company; and
- f. To respond to requests made by the Board and/or Management.

4. Community Engagement Committee

- a. To act as a liaison between Inspiration residents, owners, and the Board regarding community engagement opportunities and District communications;
- b. To provide recommendations to the Board regarding resident outreach initiatives, including newsletters, educational materials, community meetings, and other communication tools;
- c. To provide recommendations regarding community events, resident engagement opportunities, and programming that foster a connected community;
- d. To provide recommendations regarding the Inspiration Club facilities, furnishings, operations, and social programming;
- e. To assist the Board in gathering resident feedback regarding future District initiatives, projects, and amenities; and
- f. To respond to requests made by the Board and/or Management.

5. Website Ad Hoc Committee

- a. To act as a liaison between Inspiration residents, owners and the Board relating to website access planning for the District;
- b. To develop a detailed and organized list of the most important website features and functionality residents and owners require for easy access to information;
- c. To develop a detailed and organized list of features needed by management staff to efficiently add and reorganize information and news;
- d. To review background information of the existing website and gather additional data as needed;
- e. To assess features and ease of use of similar websites;
- f. To identify desired enhancements to existing software platforms or services, including estimated costs and anticipated implementation timelines, and to make recommendations to the Board regarding proposed modifications and related actions;
- g. If desired modifications are not feasible, use work in Section 6.f to draft an RFP to create an entirely new website, and recommend such action to the Board;
- h. If a new system is necessary, identify data migration path, expected difficulties, and cost range;
- i. To recommend components of a resident education effort to help homeowners make use of new retrieval features of either an improved current website or a new website;
- j. To ensure that any product allows the website to fulfill ADA compliance requirements; and
- k. To respond to requests made by the Board and/or Management.

MEMBERSHIP

1. Membership in the Committees is open to all Inspiration residents and owners who are in good standing with the District, if appointed by majority vote of the Board present and voting at a meeting.
2. A member may be removed at any time by a majority vote of the Board present and voting at a meeting.
3. A member may determine at any time not to serve on a Committee by notifying the Committee Chair in writing who shall report such resignation to the District's management company.
4. A list of members of all committees shall be maintained by the District.
5. Each of the Committees shall have a Board Liaison who shall be a Board member and a non-voting member of the Committee.
6. Committee members shall elect a Chair, Vice Chair and Secretary. If a Committee is unable to select a Secretary, this function may be filled by the staff of the District's management company.

MEETINGS

1. The Committees shall meet on an as-needed basis at such times as the Committee Chair calls meetings or as otherwise requested by the Board of Directors of the District.
2. Agendas for upcoming Committee meetings shall be posted on the District's website in advance of the meeting.
3. Committee meetings shall be open to attendance by all owners and residents of the District.
4. Committees will report their activities to the Board in a reasonable time after each meeting, but no less frequently than on a quarterly basis.
5. All Committee communication to the Board shall be in writing and delivered to management and presented at meetings of the Board if deemed appropriate by the Board. Communications may occur in email form to satisfy the foregoing requirement.

MISCELLANEOUS PROVISIONS

1. Committees shall only be responsible for responding to such requests as may be made by the Board.
2. The Board may request that all Committees complete special assignments.
3. Unless stated otherwise in this Charter,
 - a. Committees do not have the authority to give directions and/or instructions to contractors, management or employees;
 - b. Committees will not communicate or present the District's business, political interest or positions to other persons outside the District; and
 - c. Committees will not seek bids for services or any other matters.

Notwithstanding anything in the foregoing to the contrary, Board Liaisons may take all actions permitted under the District's *Resolution Concerning Spending Authority for Board Liaisons to Committees*, adopted by the Board on March 12, 2024. Further, the Residential Improvement Guidelines Committee may give directions and/or instructions as authorized

in the *Resolution of the Board of Directors of the Inspiration Metropolitan District Designating the Residential Improvement Guidelines Committee with the Authority to Exercise the Power of Design Review* dated August 13, 2019, as may be amended from time to time.

Inspiration Club Committee Input August 2026 Inspiration Board Meeting

1. District Events since last report

Spark – July 17

5280 Band. Kids enjoyed – Laser Tag, AI drawing bot, Bungee Run & Crafts.



Kids STEM Event – July 25

Thanks to Jaci Gentile for another wonderful STEM event. Super turnout.



2. Upcoming District Events

- * Board Meet & Greet – Aug 7.
- * Movie Night – Aug 8.
- * SPARK Event – Aug 21.
- * City of Aurora Landscaping Presentation – Aug 27.

3. Group Events

Fitness Classes

Continuing with morning classes on Tuesdays and Fridays (9am).
Mindful Movement (Yoga/Tai Chi) – Saturday 9am.

4. Private Events

3 private events in July. We did have one renter who left the multipurpose room with food on the carpeting and minor wall damage. Renter being assessed a fee to cover cleaning/repairs.

5. Other

- * Starting to work on 2027 calendar.

Rea Heatherington
Inspiration Club Committee Co-Chair
July 30, 2026

INSPIRATION™

Monthly Report 8/11/2026

Number of open violations: 190

Last Inspection dates: July 8, 13, 20,27, and August 4, 2026

Next Inspection dates: August 10, 17 and 24, 2026

ARC Report: Of the 81 reviewed applications, Management reviewed 28 of them.

Inspiration Metropolitan District

ARC Report - Detail for 7/1/2026 - 7/31/2026

SUMMARY

Approved 40

Add Trees & Plants	3
Air Conditioning Evap. Cooler Heat Pump	1
Artificial Turf	3
Awnings / Overhangs / Patio Covers	1
Backyard Landscape & Patio	1
Deck / Balcony	1
Dog House / Dog Run	1
Door – Storm Security	4
Fence	1
Front Landscape Modification	5
Garden Box	1
Landscape	1
Landscaping – Back Yard	2
Landscaping Addition	3
Painting	2
Patio – Back	1
Patio – Front	2
Patio-Front and Back	1
Paving	1
Railing	1
Shutters	1
Siding	1
Solar Energy Devices	1
Sun Shade	1

Approved with Conditions 20

Deck / Balcony	1
Driveway Repair/Maintenance	1
Eaves Lighting	2
Fence	1
Front Landscape Modification	8

Landscape	4
-----------	---

Patio – Back	1
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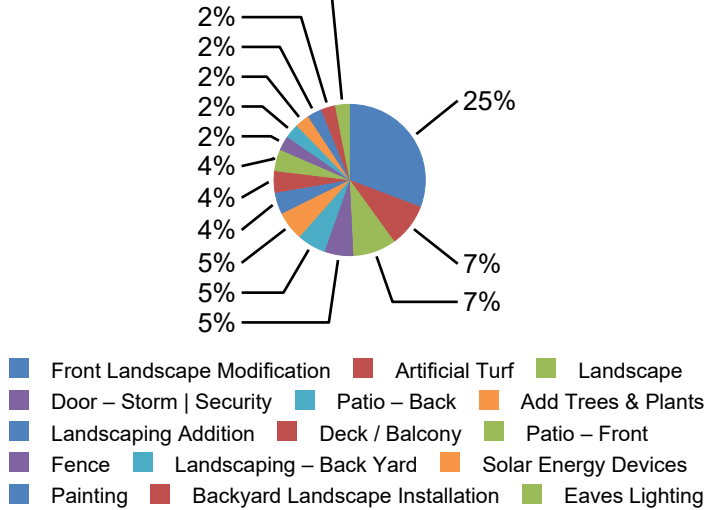
Patio – Front	1
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Solar Energy Devices	1
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ARC Review 9

Add Trees & Plants	1
Artificial Turf	1
Backyard Landscape Installation	2
Front Landscape Modification	3
Patio – Back	1
Privacy Screen	1

TOP DISTRIBUTION BY TYPE



Inspiration Metropolitan District

ARC Report - Detail for 7/1/2026 - 7/31/2026

Canceled by Owner	2
Landscape	1
Storage Containers	1
Denied Application	3
Artificial Turf	1
Deck Modification	1
Front Landscape Modification	1
Request More Information	7
Artificial Turf	1
Deck / Balcony	1
Front Landscape Modification	3
Landscape Front Yard	1
Patio – Back	1
Total	81

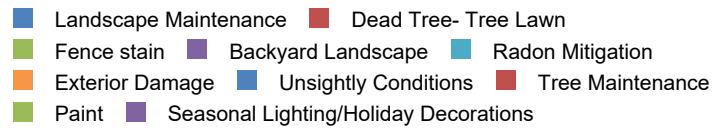
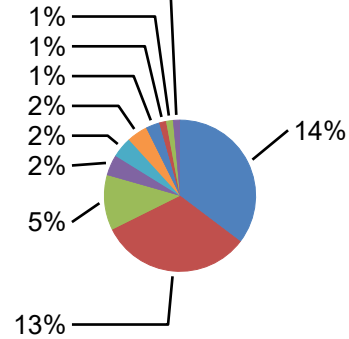
Inspiration Metropolitan District

Violation Report - Detail for 7/1/2026 - 7/31/2026

SUMMARY

Closed	26
Dead Tree- Front Yard	2
Dead Tree- Tree Lawn	3
Fence	1
Fence stain	1
Items Stored	1
Landscape Maintenance	5
Trailer	1
Trash Can	1
Unauthorized Change	1
Weeds	9
Wind Chimes	1
Fine Limit Reached	3
Backyard Landscape	1
Exterior Damage	1
Landscape Maintenance	1
First Notice/Courtesy	76
Backyard Landscape	2
Common Area-Dumping	1
Dead Tree- Front Yard	8
Dead Tree- Tree Lawn	17
Exterior Damage	1
Items Stored	3
Landscape Maintenance	10
Trash Can	4
Unauthorized Change	3
Unsightly Conditions	1
Weeds	26
Fourth Notice	5
Landscape Maintenance	1
Radon Mitigation	1
Weeds	3
Resolved	24
Dead Tree- Backyard	1
Exterior Damage	1
Fence	1
Fence stain	4
Landscape Maintenance	1
Lighting- Colored/ moving lighting	1
Nuisances	1
Radon Mitigation	2
RV/Camper	1
Seasonal Lighting/Holiday Decorations	1
Trash Can	2

TOP DISTRIBUTION BY TYPE



Inspiration Metropolitan District

Violation Report - Detail for 7/1/2026 - 7/31/2026

Tree Maintenance	1
Unauthorized Change	1
Unightly Conditions	1
Weeds	5
Second Notice	25
Dead Tree- Front Yard	1
Dead Tree- Tree Lawn	2
Fence stain	1
Items Stored	1
Landscape Maintenance	3
Trash Can	2
Unauthorized Change	6
Weeds	9
Third Notice	7
Fence stain	2
Landscape Maintenance	3
Paint	1
Weeds	1

166

INSP Violation Summary Report

Total Open Violations: 190

Violation Categories

Type	Count
Weeds	63
Dead Tree	30
Landscape Maintenance	28
Unauthorized Change	15
Trash Can	9
Common Area	7
Items Stored	7
Fence stain	5
Backyard Landscape	4
Exterior Damage	4
Lighting	4
Paint	4
Radon Mitigation	2
Unsightly Conditions	2
Damage to neighboring property	1
Missing Tree	1
No Annoying Light, Sounds or Odors.	1
No Backyard Installed	1
Planter boxes, bed and planting bed covers.	1
Work Involving District Property	1
TOTAL	190

Step Types

Type	Count
First Notice/Courtesy	125
Second Notice	34
Third Notice	11
Fourth Notice	4
Fine Limit Reached	4
With Attorney	12
TOTAL	190

Age Buckets

Type	Count
Less than 30 days	86
31-60 days	44
Over 90 days	36
61-90 days	24
TOTAL	190

Changes from previous version

Section 4.16 Decks

Section 4.16 was revised to clarify that wood or composite decks may be installed in front yards if they are less than 30 inches above grade level, and must have their sides “wrapped” from the deck elevation down to the grade level with the same brick or stone masonry used on the residence.

Section 4.20 Driveways

Section 4.20 was revised to allow a driveway extension along the front of the residence to allow easier ingress and egress to the single car garage of residences with two separate garages on either side of the front of the residence, typically one two-car garage and one single car garage. Limits on the extension size and position are provided. The driveway extension cannot be used to store vehicles or materials of any kind.

Section 4.35 – Painting

Section 4.35 was revised to clarify that approval is not required if color and/or color combinations are identical (i.e., Body 1, Body 2 and Garage, Trim, and Accent) to one of the current color palettes established by builders of the homes, which can be found on the Inspiration website and/or obtained from the management company. Any change from the color palette including changing the prescribed colors of the Body, Garage, Trim and Accent colors require Committee approval.

4.16 Decks. Approval is required. ~~The deck must be constructed of composite material, redwood or mahogany decking products approved by the Committee.~~

4.16.1 [Materials](#)

~~4.16.2—~~

~~The deck must be constructed of composite material, or wood deck products (redwood or mahogany) decking products approved by the Committee.~~ If composite deck products are used, ~~are used~~ the decking material must be consistent throughout the front, side or rear elevation of the residence, ~~with a color that is complementary to the residence exterior paint or masonry colors.~~ If redwood or mahogany decking materials ~~is-are~~ used ~~it-they~~ must be either redwood or mahogany in color, or of a color that matches ~~one of the residence exterior paint or masonry colors, or the masonry on the residence.~~

4.16.2 “Elevated” Decks (30 inches or more above grade level)

~~4.16.2.1 Elevated decks are only permitted in rear yards.~~

~~4.16.2.2 Decks must not be more than twenty-five percent (25%) of the entire rear yard of the Lot. Extension beyond the side planes of the home~~

must satisfy the requirements of **4.36 Patios – Open**. Construction must not occur over easements beyond the side plane of the home.

4.16.2.3 Construction must comply with all City of Aurora ordinances. ~~Decks not requiring City of Aurora permits must comply with the requirements of the section in **Patios – Open**.~~

4.16.3 “Grade – level” Decks (Less than 30 inches above grade level)

4.16.3.1 Grade-level decks are permitted in front, rear, or side yards.

4.16.3.2 Grade-level decks must comply with the requirements of **4.36 – Patios – Open**.

4.16.3.3 Front-yard decks must have their sides “wrapped” from the deck elevation down to the grade level with the same brick or stone masonry used on the residence.

4.16.3.4 Rear or side-yard decks may have their sides wrapped with a lattice skirting provided the skirting is made of redwood minimum one-half inches (1/2”) thick boards and stained or painted to match the remaining portion of the deck.

4.16.4 Columns

All deck columns (deck posts or deck supports) must match to ensure consistency. If an existing deck is expanded, the new deck columns must match the existing deck columns (for example, wrapped or covered in matching brick or stone). If not wrapped or covered in matching brick or stone, deck columns must be stained or painted a color complementary of the residence.

All deck columns located on the front of the house or on elevations facing a public open space, must have a minimum cross-section of five and one-half inches 5 1/2”. ~~Decking that extends no greater than thirty inches (30”) above grade of the lot, may utilize a lattice skirting provided the skirting is made of redwood minimum one-half inches (1/2”) thick boards and stained or painted to match the remaining portion of the deck.~~

~~Decks must not be more than twenty five percent (25%) of the entire rear yard of the Lot. Construction must not occur over easements beyond the side plane of the home. Construction must comply with all City of Aurora ordinances. Decks not requiring City of Aurora permits must comply with the requirements of the section in **Patios – Open**.~~

4.16.5 Maintenance

Owners are reminded that as with redwood and mahogany, some types of maintenance free decking products may also require periodic maintenance for proper care ~~and~~ to retain the product’s aesthetic conformity and to prevent wear and tear, including but not limited to, fading, warping, etc. Redwood and mahogany decks may be finished with clear semi-transparent sealer or stained to achieve a cedar or mahogany color using an oil-based wood finish or a similar product. The deck may also be painted to match the body or trim color of the home.

The improvement must be drawn up on the Plot Plan to show its location in the design request submission. See **Attachments H & J, City of Aurora Plot Plan and Permit Lookup and Plot Plans.**

- 4.20 Driveways.** Changes or alterations to driveways will not be permitted to add a pull-off area to the side of the driveway. Approval is required for an addition of 18 inches of concrete on either side of the driveway between the home and the sidewalk. ~~for safety.~~ The additional width would need to satisfy the same requirements as the existing driveway in every respect, ~~including~~ including installation by a professional concrete company, use of wire mesh or rebar for strengthening, ~~concrete able to withstand 6000 psi~~ concrete at a minimum, and a gray color with brushed finish to match the existing driveway. For residences which have two separate garage entrances on either side of the front of the residence, typically one two-car garage and one single car garage, approval is required for a driveway extension along the front of the residence. The length of the extension (parallel to the front sidewalk) should be limited to twelve (12) feet from the edge of the driveway or eight (8) feet beyond the side plane of the home, whichever is less. In addition, the extension width should not exceed eight (8) feet, and the front edge of the extension may not project closer to the front sidewalk than the front edge of the existing driveway entering the single car garage. not to exceed eight (8) feet in width and twelve (12) feet in length to permit easier ingress and egress to the single car garage. The driveway extension shall not be used for the storage of vehicles or other materials of any kind. The improvement must be drawn on the Plot Plan to show its location in the design request submission. See **Attachments H & J, City of Aurora Plot Plan and Permit Lookup and Plot Plans.**

~~Painting.~~

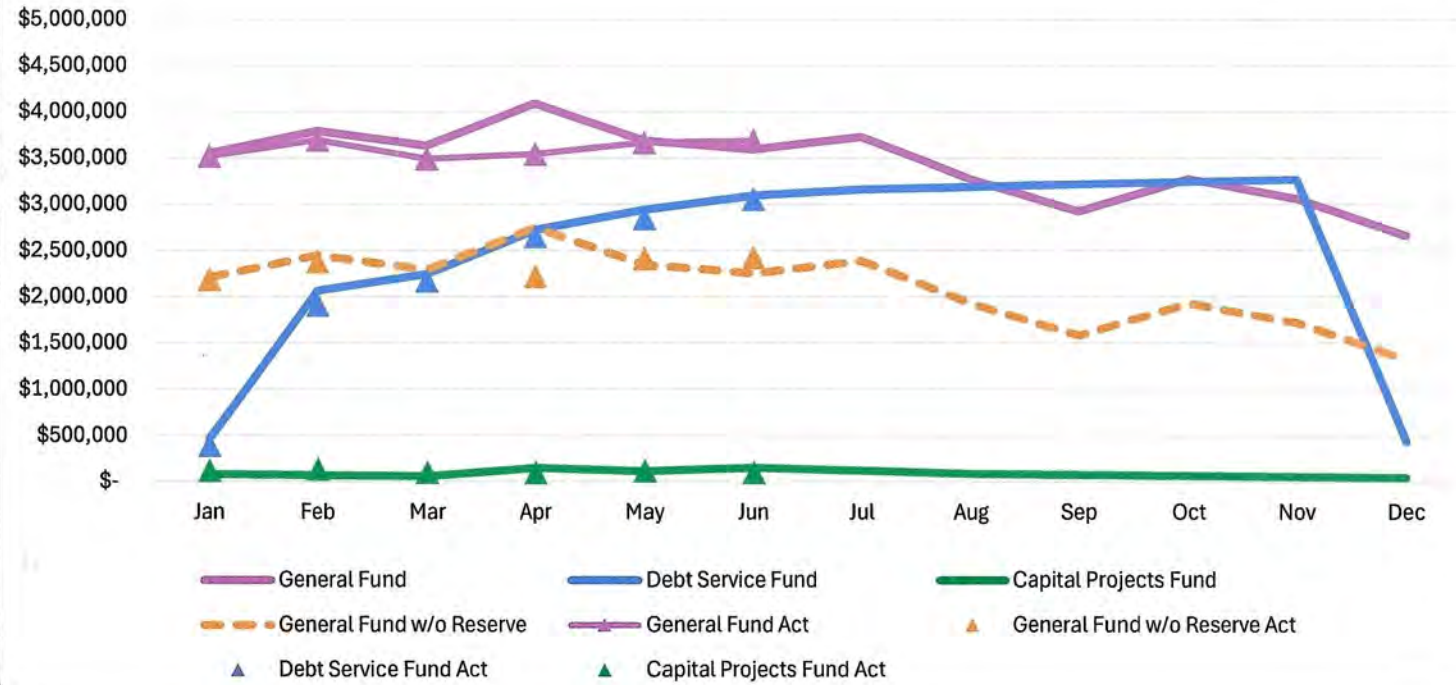
- 4.35 Painting.** Approval is not required if color and/or color combinations are identical (i.e., Body 1, Body 2 and Garage, Trim, and Accent) to one of the current color palettes established by the builders of the homes, which can be found on the Inspiration website and/or obtained from the management company, so long as no immediate neighbor's residence uses the same color palette. Any changes to the color scheme, or color changes, that differ from the current color palette, including changes to the use of Body 1, Body 2 and Garage, Trim and Accent – colors at locations other than those established by defined in the builder color palettes, must be submitted for approval and must conform to the general scheme of the community.

~~4.35~~

~~4.35~~ ~~be submitted for approval and must conform to the general scheme of the community.~~

If ~~a resident desires to~~ ~~you choose to~~ use ~~a~~ different colors ~~on your for their~~ home, ~~you the resident~~ ~~will need must~~ ~~to~~ submit ~~the an~~ Architectural Request Form ~~to the Committee~~ with photos of the colors ~~currently~~ on ~~your the home residence currently~~, color samples of the requested new colors painted on a hard surface at least twelve inches by twelve inches (12" x 12"), ~~and~~ photos ~~of~~ ~~with the colors of new color placement marked on the house residence, and~~ ~~photos of the neighboring houses including across the street on either side of your home to the Committee.~~

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



INSPIRATION METROPOLITAN DISTRICT

FINANCIAL STATEMENTS

JUNE 30, 2026

INSPIRATION METRO DISTRICT
Balance Sheet - Governmental Funds
June 30, 2026

	<u>General</u>	<u>Special Revenue</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>
Assets					
Checking Account	\$ 178,934.92	\$ -	\$ -	\$ -	\$ 178,934.92
Xpress Bill Pay	130,412.38	-	-	-	130,412.38
Colotrust	2,236,274.90	-	8.94	118,988.66	2,355,272.50
Colotrust Reserve	1,258,153.75	-	-	-	1,258,153.75
2021B Bond Fund	-	-	3,495.15	-	3,495.15
2021B Reserve Fund	-	-	154,500.00	-	154,500.00
2021B Surplus Fund	-	-	0.05	-	0.05
2021A-1 Note Fund	-	-	1,613,048.91	-	1,613,048.91
Bill.com Money Out Clearing	(5,000.00)	-	-	5,000.00	-
Accounts Receivable	474,745.82	-	-	-	474,745.82
Receivable from County Treasurer	370,883.54	-	1,283,341.15	41,970.35	1,696,195.04
Total Assets	<u>\$ 4,644,405.31</u>	<u>\$ -</u>	<u>\$ 3,054,394.20</u>	<u>\$ 165,959.01</u>	<u>\$ 7,864,758.52</u>
Liabilities					
Accounts Payable	\$ 296,258.93	\$ -	\$ -	\$ 18,277.77	\$ 314,536.70
Due to SARIA	-	-	-	41,970.35	41,970.35
BILL Credit Card	-	-	-	-	-
Unearned Assessments	29,944.87	-	-	-	29,944.87
Deferred Assessments	632,502.00	-	-	-	632,502.00
Sign Removal Deposit	-	-	-	5,500.00	5,500.00
Total Liabilities	<u>958,705.80</u>	<u>-</u>	<u>-</u>	<u>65,748.12</u>	<u>1,024,453.92</u>
Fund Balances	<u>3,685,699.51</u>	<u>-</u>	<u>3,054,394.20</u>	<u>100,210.89</u>	<u>6,840,304.60</u>
Liabilities and Fund Balances	<u>\$ 4,644,405.31</u>	<u>\$ -</u>	<u>\$ 3,054,394.20</u>	<u>\$ 165,959.01</u>	<u>\$ 7,864,758.52</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 June 30, 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	\$ 369,357.26	\$ 368,944.91	\$ 412.35	\$ 1,065,952.11	\$ 1,057,150.34	\$ 8,801.77	(0.82) %	\$ 1,079,992.00
Specific ownership taxes	6,749.92	7,411.65	(661.73)	40,499.52	41,956.65	(1,457.13)	3.59 %	80,999.00
Interest Income	8,333.33	10,747.40	(2,414.07)	49,999.98	64,444.12	(14,444.14)	28.88 %	100,000.00
Other Revenue	83.33	2,013.77	(1,930.44)	499.98	2,513.77	(2,013.79)	402.77 %	1,000.00
Park/NAC Revenue	-	66.94	(66.94)	-	2,275.26	(2,275.26)	100.00 %	-
Late Fees & Interest	833.33	414.09	419.24	4,999.98	3,260.11	1,739.87	(34.79) %	10,000.00
Violations and Fees	416.67	3,080.00	(2,663.33)	2,500.02	8,471.50	(5,971.48)	238.85 %	5,000.00
Legal - Collections Fees	-	420.00	(420.00)	-	1,680.00	(1,680.00)	100.00 %	-
Billing Adjustments	416.67	-	416.67	2,500.02	-	2,500.02	(100.00) %	5,000.00
Operating Fees - Residents	-	(1,355.93)	1,355.93	1,252,407.00	1,255,988.15	(3,581.15)	0.28 %	2,522,715.00
Operating Fees - Builders	-	-	-	7,938.00	11,105.25	(3,167.25)	39.89 %	7,938.00
Transfer Fees	4,500.00	3,000.00	1,500.00	27,000.00	23,000.00	4,000.00	(14.81) %	54,000.00
Total Revenue	<u>390,690.51</u>	<u>394,742.83</u>	<u>(4,052.32)</u>	<u>2,454,296.61</u>	<u>2,471,845.15</u>	<u>(17,548.54)</u>	<u>0.71 %</u>	<u>3,866,644.00</u>
EXPENDITURES								
Administrative								
Accounting	11,545.00	11,141.06	403.94	69,270.00	67,072.77	2,197.23	(3.17) %	138,540.00
Auditing	-	7,800.00	(7,800.00)	-	7,800.00	(7,800.00)	100.00 %	7,524.00
County Treasurer's Fee	5,540.40	5,535.01	5.39	15,989.40	15,859.44	129.96	(0.81) %	16,200.00
Dues and Membership	-	-	-	2,027.00	1,237.50	789.50	(38.94) %	2,027.00
Insurance	-	-	-	71,074.00	58,654.00	12,420.00	(17.47) %	71,074.00
Legal	8,333.33	10,192.00	(1,858.67)	49,999.98	48,447.00	1,552.98	(3.10) %	100,000.00
Miscellaneous	83.33	260.17	(176.84)	499.98	563.97	(63.99)	12.79 %	1,000.00
Billing	8,783.58	6,533.56	2,250.02	52,701.48	51,312.96	1,388.52	(2.63) %	105,403.00
Bad Debt Expense	83.33	-	83.33	499.98	-	499.98	(100.00) %	1,000.00
Office Supplies	41.67	-	41.67	250.02	1,152.18	(902.16)	360.83 %	500.00
Legal - Liens & Collections	833.33	3,038.00	(2,204.67)	4,999.98	11,044.50	(6,044.52)	120.89 %	10,000.00
Property Management Covenant En- forcement	5,500.00	5,500.00	-	33,000.00	24,394.48	8,605.52	(26.07) %	66,000.00
Management Fee	58,500.00	63,303.76	(4,803.76)	351,000.00	307,612.06	43,387.94	(12.36) %	702,000.00
Storage	166.67	-	166.67	1,000.02	-	1,000.02	(100.00) %	2,000.00
Lockbox Services	313.08	2,294.17	(1,981.09)	1,878.48	6,201.78	(4,323.30)	230.14 %	3,757.00
Billing Statements Postage/Mailing	416.67	-	416.67	2,500.02	-	2,500.02	(100.00) %	5,000.00
Uniforms	-	-	-	500.00	-	500.00	(100.00) %	500.00
Strategic Planning	15,000.00	-	15,000.00	90,000.00	35,420.85	54,579.15	(60.64) %	90,000.00
Total Administrative	<u>115,140.39</u>	<u>115,597.73</u>	<u>(457.34)</u>	<u>747,190.34</u>	<u>636,773.49</u>	<u>110,416.85</u>	<u>(14.77) %</u>	<u>1,322,525.00</u>
Utilities								
Trash collection	27,293.24	27,708.27	(415.03)	162,982.92	164,109.77	(1,126.85)	0.69 %	328,295.00
Water and Sewer	24,720.00	53,052.43	(28,332.43)	35,760.00	84,256.07	(48,496.07)	135.61 %	240,000.00
Gas	1,200.00	1,594.45	(394.45)	1,825.00	2,669.69	(844.69)	46.28 %	5,500.00
Electric - Landscape and Facilities	3,500.00	110.32	3,389.68	21,000.00	7,556.87	13,443.13	(64.01) %	42,000.00
Total Utilities	<u>56,713.24</u>	<u>82,465.47</u>	<u>(25,752.23)</u>	<u>221,567.92</u>	<u>258,592.40</u>	<u>(37,024.48)</u>	<u>16.71 %</u>	<u>615,795.00</u>
Landscaping								
Open Space Repair & Maintenance	93,200.00	30,047.56	63,152.44	186,400.00	204,958.00	(18,558.00)	9.95 %	466,000.00
Plants, Hardscapes, Other	20,833.33	-	20,833.33	41,666.66	1,850.00	39,816.66	(95.55) %	125,000.00
Irrigation System	10,714.28	16,348.98	(5,634.70)	26,785.56	32,311.81	(5,526.25)	20.63 %	75,000.00
Landscape Maintenance	42,500.00	59,298.21	(16,798.21)	255,000.00	306,132.98	(51,132.98)	20.05 %	510,000.00
Pond Maintenance and Certification	1,244.00	5,488.00	(4,244.00)	16,536.00	22,546.33	(6,010.33)	36.34 %	40,000.00
Tract turnover	70,000.00	-	70,000.00	210,000.00	42,509.74	167,490.26	(79.75) %	350,000.00
Tree Maintenance	9,348.00	10,747.56	(1,399.56)	46,740.00	20,011.20	26,728.80	(57.18) %	93,480.00

INSPIRATION METRO DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026
General Fund

	Monthly Budget	Monthly Actual	Monthly Variance	Year to Date Budget	Year to Date Actual	Year to Date Variance	Year to Date Variance %	Annual Budget
Tree Removal and Replacement	8,571.42	-	8,571.42	25,714.26	-	25,714.26	(100.00) %	60,000.00
Winter Water	-	-	-	41,400.00	41,399.97	0.03	-	69,000.00
Landscaping	256,411.03	121,930.31	134,480.72	850,242.48	671,720.03	178,522.45	(20.99) %	1,788,480.00
Community Engagement								
Community Wide Program	10,000.00	5,361.47	4,638.53	32,500.00	29,677.71	2,822.29	(8.68) %	70,000.00
Holiday Lights	-	-	-	-	-	-	-	7,500.00
Total Community Engagement	10,000.00	5,361.47	4,638.53	32,500.00	29,677.71	2,822.29	(8.68) %	77,500.00
Facility Maintenance								
Building Maintenance and Repairs	5,083.33	7,424.85	(2,341.52)	30,499.98	30,933.01	(433.03)	1.41 %	61,000.00
Facility security systems/internet	350.00	7,614.00	(7,264.00)	2,100.00	12,291.24	(10,191.24)	485.29 %	4,200.00
Fence/walls	10,750.00	192.67	10,557.33	21,500.00	67,106.44	(45,606.44)	212.12 %	64,500.00
Pest Control - Facility Maintenance	-	-	-	-	159.00	(159.00)	100.00 %	-
Pool Repairs	3,116.00	5,508.77	(2,392.77)	9,348.00	8,452.52	895.48	(9.57) %	18,696.00
Pool Supplies	-	-	-	-	5,919.61	(5,919.61)	100.00 %	-
Pool Maintenance	2,550.00	-	2,550.00	5,100.00	4,800.00	300.00	(5.88) %	12,750.00
Pool Staff Lifeguards/Monitors	14,500.00	17,050.00	(2,550.00)	29,000.00	38,362.50	(9,362.50)	32.28 %	72,500.00
Snow removal	-	-	-	27,037.50	8,134.94	18,902.56	(69.91) %	36,050.00
Waste Services	566.67	317.77	248.90	3,400.02	3,265.91	134.11	(3.94) %	6,800.00
Telephone	-	175.10	(175.10)	-	1,050.60	(1,050.60)	100.00 %	-
Total Facility Maintenance	36,916.00	38,283.16	(1,367.16)	127,985.50	180,475.77	(52,490.27)	41.01 %	276,496.00
Communications								
Digital Tools & Support	416.67	1,117.25	(700.58)	2,500.02	5,174.03	(2,674.01)	106.95 %	5,000.00
Total Communications	416.67	1,117.25	(700.58)	2,500.02	5,174.03	(2,674.01)	106.95 %	5,000.00
Other Expense								
Contingency	6,850.33	-	6,850.33	41,101.98	-	41,101.98	(100.00) %	82,204.00
Total Other Expense	6,850.33	-	6,850.33	41,101.98	-	41,101.98	(100.00) %	82,204.00
TOTAL EXPENDITURES	482,447.66	364,755.39	117,692.27	2,023,088.24	1,782,413.43	240,674.81	(11.89) %	4,168,000.00
Other Financing Sources (Uses)								
Transfers to other fund	-	-	-	-	(58,783.16)	58,783.16	100.00 %	(200,000.00)
Total Other Financing Sources (Uses)	-	-	-	-	(58,783.16)	58,783.16	100.00 %	(200,000.00)
Net Change in Fund Balances			(118,611.10)	431,208.37	624,033.80	(192,825.43)	44.71 %	(501,356.00)
Fund Balance - Beginning			(26,853.95)	3,163,530.00	3,061,665.71	101,864.29	(80.27) %	3,163,530.00
Fund Balance - Ending			<u>\$ (145,465.05)</u>	<u>\$ 3,594,738.37</u>	<u>\$ 3,685,699.51</u>	<u>\$ (90,961.14)</u>	<u>(65.28) %</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 June 30, 2026

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
System Development Fees	\$ -	\$ 33,660.00	\$ (33,660.00)
Property taxes	3,745,862.00	3,665,627.61	80,234.39
Specific ownership taxes	280,940.00	130,420.71	150,519.29
Interest Income	80,000.00	21,133.60	58,866.40
Total Revenue	<u>4,106,802.00</u>	<u>3,850,841.92</u>	<u>255,960.08</u>
Expenditures			
Accounting	3,000.00	-	3,000.00
County Treasurer's Fee	56,188.00	54,992.00	1,196.00
Paying agent fees	8,000.00	-	8,000.00
2021A-1 Loan Interest	1,783,787.00	891,893.51	891,893.49
2021A-2 Loan Interest	379,826.00	189,912.75	189,913.25
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>1,136,798.26</u>	<u>2,946,201.74</u>
Net Change in Fund Balances	23,802.00	2,714,043.66	(2,690,241.66)
Fund Balance - Beginning	356,056.00	340,350.54	15,705.46
Fund Balance - Ending	<u>\$ 379,858.00</u>	<u>\$ 3,054,394.20</u>	<u>\$ (2,674,536.20)</u>

INSPIRATION METRO DISTRICT
Capital Projects Fund Schedule of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending June 30, 2026

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Property Taxes - Regional ARI	\$ 124,599.00	\$ 122,090.69	\$ 2,508.31
Interest Income	-	2,669.71	(2,669.71)
Total Revenue	<u>124,599.00</u>	<u>124,760.40</u>	<u>(161.40)</u>
Expenditures			
County Treasurer's Fee - Regional ARI	1,869.00	1,831.61	37.39
Equipment	-	16,412.77	(16,412.77)
Regional ARI Expense	122,730.00	120,259.08	2,470.92
Community Service Building Needs	60,000.00	23,333.00	36,667.00
Capital outlay	-	1,865.00	(1,865.00)
Reserve Fund Expenses	75,000.00	58,841.13	16,158.87
Community Service Building Construct/Related Costs	-	2,253.00	(2,253.00)
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>224,795.59</u>	<u>160,204.41</u>
Other Financing Sources (Uses)			
Transfers from other funds	200,000.00	58,783.16	141,216.84
Total Other Financing Sources (Uses)	<u>200,000.00</u>	<u>58,783.16</u>	<u>141,216.84</u>
Net Change in Fund Balances	(60,401.00)	(41,252.03)	(19,148.97)
Fund Balance - Beginning	85,554.00	141,462.92	(55,908.92)
Fund Balance - Ending	<u>\$ 25,153.00</u>	<u>\$ 100,210.89</u>	<u>\$ (75,057.89)</u>

INSPIRATION METROPOLITAN DISTRICT
Schedule of Cash Position
June 30, 2026
Updated as of July 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 06/30/26	\$ 2,236,274.90	\$ 8.94	\$ 118,988.66	\$ 2,355,272.50
Subsequent activities:				
7/10/2026 June Property Tax	370,883.54	1,283,341.15	41,970.35	1,696,195.04
Anticipated Transfer from/to PNC Bank	306,000.00	-	(41,970.35)	264,029.65
Anticipated Transfer to Zions Note Fund	-	(1,283,350.09)	-	(1,283,350.09)
Restricted for Pond 2A Wall and Access Road Repair	(22,845.00)	-	-	(22,845.00)
Restricted for Public Art R&M	(23,837.60)	-	-	(23,837.60)
Anticipated Balance	<u>2,866,475.84</u>	<u>-</u>	<u>118,988.66</u>	<u>2,985,464.50</u>
<u>ColoTrust Plus Reserve (XX8002)</u>				
Balance as of 06/30/26	1,258,153.75	-	-	1,258,153.75
Subsequent activities:				
Anticipated Balance	<u>1,258,153.75</u>	<u>-</u>	<u>-</u>	<u>1,258,153.75</u>
<u>Xpress Bill Pay</u>				
Balance as of 06/30/26	130,412.38	-	-	130,412.38
Subsequent activities:				
7/20/2026 Deposits Returned to Date	(957.00)	-	-	(957.00)
7/20/2026 Deposits to Date	63,571.50	-	-	63,571.50
Anticipated Transfer to 1st Bank	(193,026.88)	-	-	(193,026.88)
Anticipated Balance	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>PNC Bank Checking (XX4178)</u>				
Balance as of 06/30/26	178,934.92	-	-	178,934.92
Subsequent activities:				
7/3/2026 Waste Connection	(27,390.50)	-	-	(27,390.50)
7/1/2026 Bill Credit Card Payment	(14,790.86)	-	-	(14,790.86)
7/1/2026 Xcel Energy ACH	(2,251.75)	-	-	(2,251.75)
7/1/2026 Bill.com Payment	(1,244.00)	-	-	(1,244.00)
7/3/2026 Bill.com Payment	(160.00)	-	-	(160.00)
7/7/2026 Bill.com Payment	(2,500.00)	-	-	(2,500.00)
7/7/2026 Xpress Bill Pay	(1,610.48)	-	-	(1,610.48)
7/9/2026 Bill.com Payment	(13,003.71)	-	-	(13,003.71)
7/15/2026 Bill.com Payment	(3,883.00)	-	-	(3,883.00)
7/17/2026 Bill.com Payment	(3,118.33)	-	-	(3,118.33)
7/20/2026 Waste Connection	(295.27)	-	-	(295.27)
7/20/2026 Operating Deposits to Date	10,960.28	-	-	10,960.28
7/20/2026 PNP Deposits Returned to Date	(9,128.10)	-	-	(9,128.10)
7/20/2026 PNP Deposits to Date	347,898.84	-	-	347,898.84
Anticipated Transfer from/to Colotrust	(306,000.00)	-	41,970.35	(264,029.65)
Anticipated Vouchers Payable	(219,846.60)	-	(41,970.35)	(261,816.95)
Anticipated Transfer from Xpress Bill Pay	193,026.88	-	-	193,026.88
Anticipated Balance	<u>125,598.32</u>	<u>-</u>	<u>-</u>	<u>125,598.32</u>

See selected information and the summary of significant assumptions.

INSPIRATION METROPOLITAN DISTRICT
Schedule of Cash Position
June 30, 2026
Updated as of July 20, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Total
<u>Zions Bank 2021A Note Fund</u>				
Balance as of 06/30/26	-	1,613,048.91	-	1,613,048.91
Subsequent activities:				
<i>Anticipated Transfer from Colotrust</i>	-	1,283,350.09	-	1,283,350.09
<i>Anticipated Transfer to 2021B Bond Surplus Fund</i>	-	(162,404.90)	-	(162,404.90)
<i>Anticipated Balance</i>	-	2,733,994.10	-	2,733,994.10
<u>Zions Bank 2021B Bond Fund</u>				
Balance as of 06/30/26	-	3,495.15	-	3,495.15
Subsequent activities:				
<i>Anticipated Balance</i>	-	3,495.15	-	3,495.15
<u>Zions Bank 2021B Bond Surplus Fund</u>				
Balance as of 06/30/26	-	0.05	-	0.05
Subsequent activities:				
<i>Anticipated Transfer from 2021A Note Fund</i>	-	162,404.90	-	162,404.90
<i>Anticipated Balance</i>	-	162,404.95	-	162,404.95
<u>Zions Bank 2021B Bonds Reserve Fund</u>				
Balance as of 06/30/26	-	154,500.00	-	154,500.00
Subsequent activities:				
<i>Anticipated Balance</i>	-	154,500.00	-	154,500.00
<i>Anticipated Balances</i>	<u>\$ 4,250,227.91</u>	<u>\$ 3,054,394.20</u>	<u>\$ 118,988.66</u>	<u>\$ 7,423,610.77</u>
<u>Yield information (as of 06/30/26):</u>				
Colotrust Plus - 3.7509%				
Zions Bank - 3.24%				

Inspiration Metropolitan District
Property Taxes Reconciliation
2026

	Property Taxes	Senior/Veteran Exemptions	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Net Amount Received	% of Total Property Taxes Received		Net Amount Received	Prior Year	
											Monthly	Y-T-D
January	\$ 34,677.97	\$ -	\$ -	\$ 31,014.22	\$ -	\$ (520.17)	\$ 65,172.02	0.70%	0.70%	\$ 113,688.80	2.22%	2.22%
February	2,009,532.82	-	-	27,204.12	-	(30,143.01)	2,006,593.93	40.59%	41.29%	1,663,087.81	41.50%	43.72%
March	288,809.55	-	-	28,888.48	86.12	(4,333.47)	313,450.68	5.83%	47.13%	193,349.33	4.25%	47.97%
April	594,546.43	-	-	27,118.10	80.20	(8,919.44)	612,825.29	12.01%	59.14%	493,562.92	11.91%	59.89%
May	226,445.29	-	-	27,701.94	237.47	(3,400.26)	250,984.44	4.57%	63.71%	206,991.08	4.61%	64.49%
June	1,690,856.58	-	-	30,450.50	254.66	(25,366.70)	1,696,195.04	34.16%	97.87%	1,374,540.12	34.17%	98.66%
July	-	-	-	-	-	-	-	0.00%	97.87%	65,247.86	0.96%	99.62%
August	-	-	-	-	-	-	-	0.00%	97.87%	29,526.88	0.11%	99.74%
September	-	-	-	-	-	-	-	0.00%	97.87%	34,271.13	0.19%	99.93%
October	-	-	-	-	-	-	-	0.00%	97.87%	31,076.58	0.06%	99.98%
November	-	-	-	-	-	-	-	0.00%	97.87%	23,361.32	0.00%	99.98%
December	-	-	-	-	-	-	-	0.00%	97.87%	25,743.41	0.00%	99.98%
	\$ 4,844,868.64	\$ -	\$ -	\$ 172,377.36	\$ 658.45	\$ (72,683.05)	\$ 4,945,221.40	97.87%	97.87%	\$ 4,254,447.24	99.98%	99.98%

	Mill Levy	Taxes Levied		% of Levied	Property Taxes Collected	
Property Tax						
General Fund	10.956	\$ 1,079,992.00	21.82%	\$ 1,057,150.34		
Debt Service Fund	38.000	3,745,862.00	75.66%	3,665,627.61		
ARI - CPF	1.264	124,599.00	2.52%	122,090.69		
	50.220	\$ 4,950,453.00	100.00%	\$ 4,844,868.64		
Specific Ownership Tax						
General Fund		\$ 80,999.00	24.34%	\$ 41,956.65		
Debt Service Fund		280,940.00	75.66%	130,420.71		
ARI - GF		-	0.00%	-		
		\$ 361,939.00	100.00%	\$ 172,377.36		
Treasurer's Fees						
General Fund		\$ 16,200.00	21.82%	\$ 15,859.44		
Debt Service Fund		56,188.00	75.66%	54,992.00		
ARI - CPF		1,869.00	2.52%	1,831.61		
		\$ 74,257.00	100.00%	\$ 72,683.05		

	Revenue from ARI
Beg . Balance	\$ -
Current Year	120,259.08
Transfer	(860.77)
Transfer	(49,880.63)
Transfer	(7,168.80)
Transfer	(14,757.80)
Transfer	(5,620.73)
Transfer	
Transfer	
Transfer	
Transfer	
Transfer	
Due to SARIA	\$ 41,970.35

See selected information and the summary of significant assumptions.

INSPIRATION METROPOLITAN DISTRICT

Fund Balances

June 30, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Total
Ending fund balances 06/30/26	\$ 3,685,700	\$ 3,054,394	\$ 100,211	\$ 6,840,305
Nonspendable				
Prepaid expenses	-	-	-	-
Restricted				
Estimated Tabor Emergency Reserve	74,100	-	-	74,100
Debt - Reserve Fund Requirement	-	154,500	-	154,500
Debt - Surplus Fund Maximum	-	162,500	-	162,500
Debt - Available for Bond Payment	-	2,737,394	-	2,737,394
Committed				
Public Art R&M	23,838	-	-	23,838
Pond 2A Wall and Access Road Repair	22,845	-	-	22,845
Committed by Board Resolution	1,258,154	-	-	1,258,154
Capital Projects				
Colotrust & Cash (net of AP)	-	-	100,211	100,211
Unassigned				
Available for operations	\$ 2,306,763	\$ -	\$ -	\$ 2,306,763

**INSPIRATION METROPOLITAN DISTRICT
SELECTED INFORMATION
FOR THE PERIOD ENDED JUNE 30, 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

Year Ending December 31,	Principal due December 1		
	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>

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	-	-	-
	<u>\$ 2,640,000</u>	<u>\$ 890,750</u>	<u>\$ 3,530,750</u>

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>

INSPIRATION METROPOLITAN DISTRICT
CLAIMS LISTING
July 1, 2026 - July 31, 2026

Txn Date	Vendor	Reference	Account Number	Account Name	Amount
General Fund	General Fund				
07/22/26	Altitude Community Law P.C.	985821	7460-45111-10001	Legal - Liens & Collections	\$ 3,038.00
07/09/26	AMI- Advanced Management, LLC	3254	7451-45111-10001	Property Management Covenant Enforcement	5,500.00
07/07/26	BrightView Landscape Service, Inc	9819331	7582-45111-10013	Open Space Repair & Maintenance	2,500.00
07/15/26	BrightView Landscape Service, Inc	9823816	7585-45111-10003	Tree Maintenance	1,783.00
07/15/26	BrightView Landscape Service, Inc	9824254	7582-45111-10013	Open Space Repair & Maintenance	1,350.00
07/17/26	BrightView Landscape Service, Inc	9840287	7585-45111-10003	Tree Maintenance	3,118.33
07/22/26	BrightView Landscape Service, Inc	6628810	7582-45111-10005	Irrigation System	1,334.02
07/22/26	BrightView Landscape Service, Inc	9848464	7582-45111-10013	Open Space Repair & Maintenance	21,896.00
07/28/26	BrightView Landscape Service, Inc	9823817	7585-45111-10003	Tree Maintenance	1,186.23
07/28/26	BrightView Landscape Service, Inc	9847798	7582-45111-10003	Landscape Maintenance	45,428.00
07/29/26	City of Aurora Water Department	46199		Water and Sewer	52,209.40
07/28/26	CliftonLarsonAllen LLP	L261394450	7450	Billing	10,379.28
07/28/26	CliftonLarsonAllen LLP	L261394450	7000	Accounting	11,259.00
07/09/26	Consolidated Divisions Inc.	4656	7585-45111-10005	Pond Maintenance and Certification	5,003.33
07/28/26	Consolidated Divisions Inc.	5017	7582-45111-10013	Open Space Repair & Maintenance	614.06
07/09/26	Cox Professional Landscape Services, LLC	46048	7582-45111-10003	Landscape Maintenance	1,290.00
07/28/26	Critter Control Operations, Inc.	4788446	7589-45111-10001	Pest Control - Landscaping	1,798.00
07/09/26	Front Range Recreation, Inc	16240	7582-45111-10009	Pool Repairs	1,210.38
07/28/26	Front Range Recreation, Inc	16279	7582-45111-10009	Pool Repairs	4,298.39
07/28/26	Front Range Recreation, Inc	16316	7582-45111-10006	Pool Staff Lifeguards/Monitors	17,050.00
07/28/26	GEBAU inc	42257	7480	Miscellaneous	99.00
07/24/26	Haynie & Company	C86174	7020	Auditing	7,800.00
07/28/26	LBJE Construction LLC	Add mesh on top off 2 pergolas	7582-45111-10001	Building Maintenance and Repairs	1,965.00
07/28/26	Merrick & Company	INV-10287811	7582-45111-10013	Open Space Repair & Maintenance	4,489.25
07/28/26	Merrick & Company	INV-10288419	7585-45111-10002	Tract turnover	3,245.00
07/28/26	Pbc Professional Building Cleaning	5076	7582-45111-10001	Building Maintenance and Repairs	2,537.27
07/28/26	Public Alliance LLC	2529	7440-45111-10001	Management Fee	628.76
07/28/26	Public Alliance LLC	2529	7440-45111-10001	Management Fee	62,675.00
07/28/26	Resilient Roots Ecology LLC	1042	7582-45111-10013	Open Space Repair & Maintenance	3,687.50
07/15/26	Rocky Mountain Playground Services	1878	7582-45111-10002	Maintenance - General Community	750.00
07/01/26	RTS Landscaping	8198	7585-45111-10005	Pond Maintenance and Certification	1,244.00
07/22/26	RTS Landscaping	8216	7585-45111-10005	Pond Maintenance and Certification	4,244.00
07/23/26	RTS Landscaping	8228	7585-45111-10005	Pond Maintenance and Certification	1,244.00
07/28/26	Spencer Fane LLP	1551849	7460	Legal	10,192.00
07/28/26	Tree Analysis Group, LLC	26005	7585-45111-10003	Tree Maintenance	4,660.00
07/03/26	TruTest LLC	1217205421	7582-45111-10005	Irrigation System	160.00
07/28/26	United Site Services	INV-6187794	7582-45111-10001	Building Maintenance and Repairs	450.00
07/03/26	Waste Connections of Colorado	9335030V311	7720	Trash collection	27,390.50
07/01/26	xcel energy	53-0011419037-4Jun26	7703-45111-10001	Electric - Landscape and Facilities	657.30
07/01/26	xcel energy	53-0011419037-4Jun26	7704	Gas	1,594.45
07/24/26	xcel energy	53-0011419037-4Jul26	7703-45111-10001	Electric - Landscape and Facilities	686.40
07/24/26	xcel energy	53-0011419037-4Jul26	7704	Gas	2,196.52
07/24/26	xcel energy	53-0015163563-2Jul26	7703-45111-10001	Electric - Landscape and Facilities	347.85
07/24/26	xcel energy	53-0015208765-2Jul26	7703-45111-10001	Electric - Landscape and Facilities	33.14
07/28/26	Cierah Sitko	Tennis 2026	7750-45111-10005	Community Wide Program	1,100.00
				Total General Fund	\$ 336,322.36

INSPIRATION METROPOLITAN DISTRICT
CLAIMS LISTING
July 1, 2026 - July 31, 2026

Txn Date	Vendor	Reference	Account Number	Account Name	Amount
Debt Service Fund					
					Total Debt Service Fund
					<u>\$ -</u>
Capital Projects Fund					
7/28/2026	Level Engineering LLC	23162	7861	Capital outlay	\$ 1,865.00
7/28/2026	Potestio Brothers Equipment	01-12070	7618	Equipment	16,412.77
7/28/2026	r&t concrete enterprises llc	1321	7862-45111-10030	Plants, Hardscapes, Other - Capital	1,950.00
7/28/2026	South Aurora Regional Improvement Authority	Jun-26	7750-45111-10002	Regional ARI Expense	41,970.35
					Total Capital Projects Fund
					<u>\$ 62,198.12</u>
Transfers					
07/01/26	Transfer from PNC Bank Checking to Bill Credit Card	Credit Card Payment			\$ 14,790.86
07/27/26	Transfer from PNC Bank to ColoTrust	Excess funds to savings			31,000.00
07/27/26	Transfer from ColoTrust to Zions Note Fund	Pledged Revenues			1,283,350.09
					Total Transfers
					<u><u>\$ 1,329,140.95</u></u>



Inspiration Metropolitan District Spring 2026 Tree Inspection Report 6/29/26

This tree report is mostly general and covers all trees within the Inspiration Metropolitan District. We did also look at specific trees species and issues that seemed to be most important and of highest immediate priority. Our overall focus for the assignment was on maintaining the tree health, condition, aesthetics, and long-term viability of the trees and the overall urban forest within the District.

The scope of our Inspiration Trees assignment was to:

- assess the current tree needs and issues of the District Trees
- assess overall health/condition of the trees
- provide recommendations to improve tree health and to reduce and minimize tree losses
- provide the level of importance so the District can determine their priorities and budget for managing their tree needs

Tree Analysis Group was onsite four times starting in April through June to inspect and collect data and information the Districts' trees. We also had to wait until early June for the trees to leaf out and grow to ascertain their current health and condition and viability coming out of winter.

Discussion of Inspiration Trees & Tree groups - Issues, Needs, and Recommendations:

- **Struggling Trees along Gartrell** – There are a large number of struggling trees especially along Gartrell, but also in other areas within the District. The stressed tree species varies, though some species are more affected than others. The primary issue seems to be a lack of consistent irrigation and soil moisture leading to drought stress and desiccation which is evident by die back and death in the trees. When we checked soil moisture levels back in early April, the soil moisture was low and most trees are very dry especially those in the native areas. Most of the newly trees also showed little or no soil moisture. The immediate need is to make sure the drip systems are working properly and then to check the controller programming for irrigation to trees especially the trees in native areas or that are stressed – add time if/as needed. The filters on the drip systems should also be checked and cleaned as needed as this often is the cause of insufficient irrigation to trees and shrubs.



The winter watering of the trees needs to be better defined and tracked by Brightview and shared with the District too as it seems unclear as to which new or existing trees were/are watered and when/how often and with how much water. Gator bags filled on a specific, agreed upon regular schedule should be the required for winter watering of newly planted or any other noted stressed trees.

From an aesthetic standpoint, we generally recommend the removal of trees that have lost more than 2/3rds of their canopies. If the dieback is less than one third, then the deadwood should be cut off so that the remaining part of the tree looks aesthetically better and the tree can focus its growth on the healthy parts of the tree. There are some exceptions to this removal or deadwood pruning approach depending on species. The District also can determine the percentage of dead for full removal or deadwood pruning as desired too.

We also are recommending that the stressed and struggling trees along Gartrell and in other areas receive a deep root treatment with fertilizer, humates, and soil moisture retention products – final mix of the fertilizer and amendments for the treatment still to be determined. This treatment will likely be costly just due to the large quantity of trees along Gartrell. If the treatment shows good results, then consideration for retreatment of these trees and to expanding the treatment to other District trees should be considered.

- Mature Ponderosa Pines – When we first came onsite, the Mountain Pine Beetle (MPB) caught our attention since it was active and had killed and was spreading and killing more large trees. These trees are mainly on the East perimeter of the District especially on the South end. After our notification to the District, the trees were treated, though we have no detail on the timing or treatment. There are 10-20 standing dead trees, these should be removed or at least cut down for aesthetic purposes and safety considerations. The newly killed trees are likely harboring EAB larva so these should be cut down and treated as soon as possible to prevent the emergence and spread of the pest. The trees should be monitored for further spread and activity of the beetle. Drought stressed trees are more susceptible to attack and loss, but conscientious and timely spraying usually is effective. MPB tends to be cyclical in its' outbreak and damage roughly every 20 years and we are currently in a higher activity level. The MPB is not what actually kills the tree, but the beetle is the vector for spreading the Blue stain fungus that clogs the trees' vascular system which leads to death of the tree. Smaller ponderosa pines are usually not attacked by the beetle.



- West Perimeter trees – Austrian, Ponderosa, and Pinon Pines. Overall, these trees are in pretty good shape, but there are eight dead or dying and five missing/removed trees. The cause of some of the tree death appears to be lack of water, drought, and winter desiccation. Check irrigation/soil moisture at least every other month. Tree straps need to be fully removed from all trees, some already embedded ties and this is/will cause and lead to future significant tree damage. The tree straps/ties issue is mainly on the North half of the trees, but the entire line should be checked. Another seemingly new, active, and serious issue is an outbreak of Pinyon Pitch Mass Borer on some of the Pinon Pines...this is a serious pest which can kill Pinon Pines and it should be treated with 1-2 properly timed sprayings (timing of the spraying is critical). The pest seemed to be quite active and pervasive and if not treated, it will spread and get worse and may start killing trees. Though noted mainly in the West perimeter, Pinon Pines throughout Inspiration should be treated.
- Dwarf Mistletoe was found thriving on the trunk of a newer Ponderosa Pine. Since it could not be effectively cut out of the tree, we recommended the immediate removal and this was done so this pest would not be spread to other Ponderosa Pines within the District.
- Emerald Ash Borer (EAB) – There are some Ash trees at Inspiration, mainly in older, original areas along Gartrell and Rocking Horse. We were told these were treated in May, but not clear on the treatment. To keep EAB in check the trees need to be treated annually or once they are larger, 8"+ diameter, they can be treated with a trunk injections every 2-3 years. Fortunately, Inspiration does not have a great number of Ash, but there are some that probably should be treated retained. We can assist with a more specific plan and strategy for the Ash and EAB if you would like, let us know.
- Dead and missing trees – As the District is aware, there are a significant number dead or missing/removed trees. Our understanding is that warranty replacements were completed from the 2025 planting, but otherwise no new trees were planted in 2026. The trees that were recently planted overall looked pretty good, but we did see some that were planted high, 6" above grade and others that were not mulched (some were mulched and others were not). We also are seeing some tree species being planted that are not usually successful or recommended and also locations where random trees were installed that don't seem to match or fit for the location. Hopefully the weather and water situation improves for 2027 and a good amount of tree



planting can resume within the District, let us know if we can be of assistance with the planning and project management of the tree planting.

This concludes our Spring 2026 Tree Inspection Report and Assignment for the Inspiration Metropolitan District, there are significant tree needs and recommendations discussed and we would say they are all important. We would be pleased to schedule a time for discussion of the report and to help determine priorities and actions for the District and Districts' trees if you would like.

Sincerely,

Bob Howey

– ASCA Registered Consulting Arborist #729 & ISA Certified Arborist #7030A

Tree Analysis Group, LLC

Bob@TreeAnalysis.com

303-726-1952

Appendix B

Native Areas Report

June 2026

Inspiration Metropolitan District

Prepared by: Kristin Oles

Owner and Principal Consultant

Resilient Roots Ecology

6/30/26

Specific management notes from 6/11/26 and 6/12/26

(Each of these notes correspond to a numbered point on the map on page 4.)

1. 8448 S. Ukraine Ct. Dirt dumped here
2. Seeding near Fletcher Dr. and E. Eads Cir filling in well. Patches of bare soil should continue to fill in but keep monitoring.
3. New drill-seeding rows in middle of swale.
4. Seeding behind Swallow Cir. coming in really well. Weeds are minimal.

Weed management notes from 6/11/26 and 6/12/26

Wetland herbicide treatment

- Lots of evidence of wetland herbicide treatment (dead or dying target weed species). It should be very clear where more treatment will be needed during the next application scheduled for July 7.

Other herbicide treatments

- Annual weed herbicide treatment targeting kochia seemed quite effective (see photos). Mechanical control of any remaining kochia plants at flowering (~August) would be helpful to further prevent seed production.
- Perennial weed herbicide treatment with aminopyralid (Milestone) was also effective in the application areas. Changing water levels in drainages affect which areas can be treated because this herbicide cannot be applied in standing water. This sometimes leads to gaps in application between the aquatic application and the upland application. But drainages were very dry during the June site inspection, which should allow for the treatment of those transition areas. The next treatment started the week of June 22.

Mechanical weed control

- Any mechanical control is an additional hourly cost that must be authorized by district. Mechanical control will not fully control most weeds, but it helps reduce seed production and spread.
- If any mowing is approved, I can provide maps of high priority areas for landscaping team
 - o Mowing flowering thistles, common mullein, diffuse knapweed, and other weeds by end of July
 - o Mowing flowering kochia in August when flowering

Additional notes and details for weed management on maps on pages 3-5.

5 – Milestone herbicide targets. A version of this map was provided to the Brightview team prior to their herbicide treatment during the week of June 22.

5 – Leafy spurge (monitoring records only – best treatment time is spring)

6 – Dalmatian toadflax (prepare for fall herbicide treatment), other weed species (mostly wetland weeds)

Photos

2.) Fletcher Dr. and E. Eads Cir. seeding progress



3.) Seeding between E. Del Norte Cir. and S. Zante Ct.



4.) Seeding progress behind Swallow Cir.



Aquatic herbicide treatment (mostly Canada thistle and hairy willowherb here)



Annual weed herbicide treatment (kochia and other annual weeds around new facilities building)



Inspiration Metro District
Site Visit Notes - June 2026

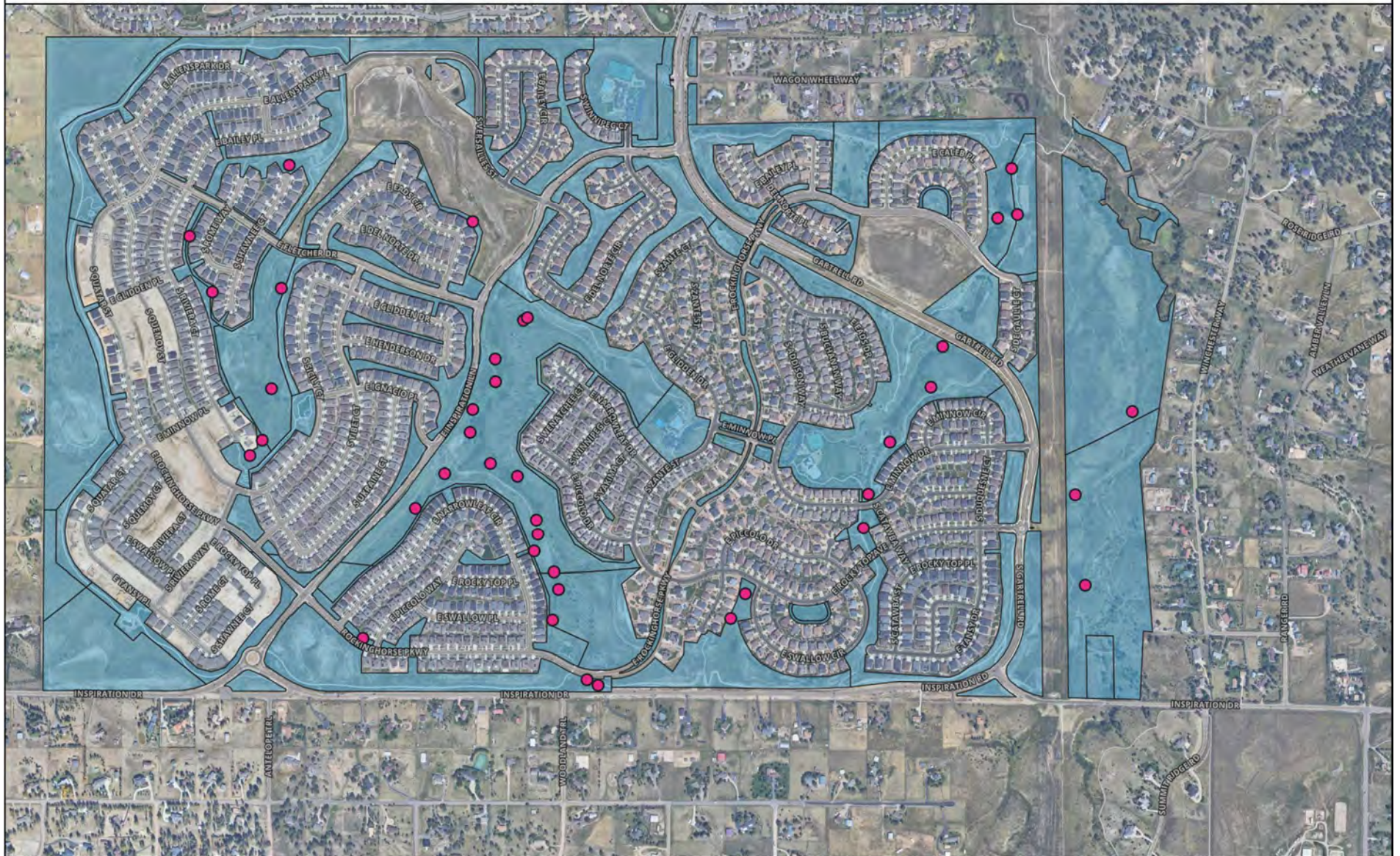
Prepared by: Kristin Oles, Resilient Roots Ecology



Inspiration Metro District - June 2026
Detailed Notes

Weed Species
Milestone

Prepared by: Kristin Oles, Resilient Roots Ecology



Inspiration Metro District - June 2026
Detailed Notes

Weed Species
Leafy spurge

Prepared by: Kristin Oles, Resilient Roots Ecology



Inspiration Metro District - June 2026

Detailed Notes

Prepared by: Kristin Oles, Resilient Roots Ecology

Weed Species

- Dalmatian toadflax
- Other

