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

Held: Tuesday, August 11, 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

Also present were Dominique Devaney, Karis Clark, James Dugan, and Natalyn Waltz of Public Alliance LLC; Danielle Kaiser, Esq., Spencer Fane LLP; Sharon Sulzle, AMI Community Association Management; and the following members of the public: Carla Baglione, Ken Barritt, Lacy Bolger, Michael Borman, Alisa Brayman, Susan Ford, Les Frey, Travis Krabbenhoft, Teresa LeGare, Michael Miller, Allen Schubert, Pamela Syverson, Holly Svetz, Dave Svetz, Sally Van Der Kamp, and Ed Zeches.

**Call to Order**

It was noted that a quorum of the Board was present, and the meeting was called to order by Director LeGare at 5:30 p.m.

**Conflict of Interest Disclosures**

Attorney Kaiser advised the Board that pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Attorney Kaiser reported that general disclosures for the directors are on file with the Secretary of State's Office. Attorney Kaiser 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 Bourcier, and upon vote unanimously carried, the Board approved the agenda as amended.

**Public Comment**

No public comment was received.

**Consent Agenda**

The Board considered the following items on the Consent Agenda:

a. Approval of the July 14, 2026 Regular Meeting Minutes and July 29, 2026 Work Session Minutes.
b. Acceptance of the July 6, 2026 Finance Committee Minutes.

c. Acceptance of the June 16, 2026 Common Area Committee Minutes.
d. Acceptance of the July 13, 2026 Inspiration Club Committee Minutes.
e. Acceptance of the June 17, 2026 Residential Improvement Guidelines Committee Minutes.
f. Ratification of proposal from LBJE Construction LLC to replace a damaged fence post in the amount of $370 from the Fences and Walls account.
g. Ratification of proposal from LBJE Construction LLC to replace damaged fence posts in the amount of $1,110 from the Fences and Walls account.
h. Ratification of proposal from BrightView Landscape Services for pinyon pitch mass borer spray in the amount of $4,453.85 from the Tree Maintenance account.

Following discussion, upon motion duly made by Director Parris, seconded by Director Forsman, 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.

**Mile High Lights and Highlight Irrigation Proposal**: The Board reviewed a proposal from Mile High Lights and Highlight Irrigation for holiday decorations in the amount of $8,348.84. Following discussion, upon motion duly made by Director Forsman, seconded by Director Parris, and upon vote unanimously carried, the Board approved the proposal.

**Tree Removal**: The Board reviewed bids for tree removal. Following discussion, upon motion duly made by Director Parris, seconded by Director Forsman, and upon vote unanimously carried, the Board approved the proposal from BrightView Landscape Services for tree removal.

**Wayfinding Signage:** The Board discussed wayfinding signage. Following discussion, upon motion duly made by Director Parris, seconded by Director Forsman, and upon vote unanimously carried, the Board authorized the development of a request for proposals and the solicitation of consultant services related to the wayfinding signage project.

**Legal Updates**

**Resolution Adopting a Second Amended and Restated Inspiration Metropolitan District Charter for Committees:** The Board reviewed the Resolution Adopting a Second Amended and Restated Inspiration Metropolitan District Charter for Committees. Following discussion, upon motion duly made by Director Bourcier, seconded by Director Parris, and upon vote unanimously carried, the Board adopted the Resolution as amended.

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| **Inspiration Club Committee** | **<u>Inspiration Club Committee Update</u>**: Ms. Clark provided a general update on behalf of the Inspiration Club Committee. |
| **Residential Improvement Guidelines Committee** | **<u>Residential Improvement Guidelines Committee Update</u>**: Mr. Schubert provided an update from the Residential Improvement Guidelines Committee.<br><br>**<u>AMI Update</u>**: Ms. Sulzle reviewed the AMI report with the Board.<br><br>**<u>RIGC Guidelines</u>**: The Board reviewed proposed amendments to the Residential Improvement Guidelines. Following discussion, upon motion duly made by Director Forsman, seconded by Director Bourcier, and upon vote unanimously carried, the Board approved amendments to the Residential Improvement Guidelines, subject to additional clarification as discussed. |
| **Common Area Committee** | **<u>Common Area Committee Update</u>**: Ms. LeGare provided an update to the Board from the Common Area Committee.<br><br>**<u>Other:</u>** Upon motion duly made by Director Parris, seconded by Director Forsman, and upon vote unanimously carried, the Board removed Jimmy Walker and Karl Kabanek from the Common Area Committee due to lack of attendance. |
| **Finance Committee** | **<u>Finance Committee Monthly Report</u>**: Mr. Barritt provided a general update on behalf of the Finance Committee.<br><br>**<u>June 2026 Cash Flow</u>**: The Board reviewed the cash flow report for June 2026.<br><br>**<u>Unaudited Financial Statements</u>**: 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 June 30, 2026.<br><br>**<u>Payment of Claims</u>**: Following review, upon motion duly made by Director Bourcier, seconded by Director Parris, and upon vote unanimously carried, the Board ratified and approved the payment of claims for the period ending July 31, 2026.<br><br>**<u>Other:</u>** There were no other financial matters to discuss. |
| **Website Ad-Hoc Committee** | Director Forsman provided an update to the Board regarding the Website Ad-Hoc Committee. |
| **Other Business** | There was no other business to discuss. |
| **Public Comment** | Mr. Ed Zeches thanked the Residential Improvement Guidelines Committee for allowing the driveway extension and commented that a length greater than eight feet would be preferable. |

Ms. Lacy Bolger inquired about signage and asked why the matter did not move forward in 2023. Director LeGare responded that it was not a priority of the Board at that time. Ms. Bolger also inquired regarding the timing of removal of certain trees.

**Adjournment**

There being no more business for the Board to consider, President LeGare adjourned the meeting at 6:50 p.m. The next regular meeting is scheduled for September 8, 2026, at 5:30 p.m.

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

Signed by:

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Secretary for the Meeting