

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

Held: Wednesday, July 15th, 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
Steve Powers
Jared Berge
Daniel Roysden

Chuck Wagner was absent. Also, present were Sharon Sulzle, Meghan Hutchins, and Dara Watson of AMI. From the public Ed Zeches 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.

June Minutes

The June minutes were reviewed and unanimously approved.

Public Comment

No Comments were made at this time.

Board Report

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

Compliance Report

Sharon Sulzle presented the compliance and design request report.

Front Decks Revisions

Mr. Koller presented the language drafted making

changes to the requirements for decks including front decks. A motion was made and passed for the language be presented to the Board for approval.

Other Business

Chair Schubert discussed the non-District sponsored Inspiration Facebook page discussion on sheds and the desire of some residents to employ them.

Ms. Sulzle brought forward a homeowner's request for the ability to use eaves' lighting for the 4th of July for discussion. After discussion, the Committee decided they are not recommending any changes to the Guidelines at this time.

Roofing materials were also discussed and the reasons for the current guidelines were explained.

Ms. Baglione discussed exterior paint requirements, emphasizing adherence to the approved color designations. Body colors should be applied only to the body of the structure, trim colors only to trim elements, and accent colors only to designated accent features. Ms. Sulzle suggested that the architectural guidelines include more specific language regarding exterior painting requirements to eliminate ambiguity. Chair Schubert stated that he will draft clarifying language for the guidelines and present it to the Committee for review prior to bringing it forward for consideration at the next Board meeting.

Public Comment

Mr. Zeches asked for specific help with his application regarding a driveway expansion to accommodate easier egress from his single car garage. It was determined that the Committee will look into his request further and draft language to address this somewhat unique situation.

Adjournment

There being no further business before the Committee, the Committee determined to adjourn the meeting at 6:43 pm.

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

Secretary Allen L. Schubert
Allen L. Schubert (Sep 11, 2026 09:02:38 MDT)