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

Held: Tuesday, September 8, 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 L. Kelleher, Assistant Secretary

Also present were Dominique Devaney, Karis Clark, James Dugan, 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: Ken Barritt, Sandra Budden, Paul Charnon, Karen Chambers, Sharon DuPuy, Les Frey, Karen Inman, Travis Krabbenhoft, TJ LeGare, Michael Miller, Allen Schubert, Holly Svetz, Dave Svetz, Yolanda Treviso, Sherry Zarnowiec, 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 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 Kelleher, seconded by Director Bourcier, and upon vote unanimously carried, the Board approved the agenda as presented.

**Public Comment**

No public comment was received.

**Consent Agenda**

The Board considered the following items on the Consent Agenda:

a. Approval of the August 11, 2026 Regular and Special Meeting Minutes.

b. Acceptance of the August 3, 2026 Finance Committee Minutes.
c. Acceptance of the July 21, 2026 Common Area Committee Minutes.
d. Acceptance of the August 10, 2026 Community Engagement Committee Minutes.
e. Acceptance of the July 15, 2026 Residential Improvement Guidelines Committee Minutes.
f. Acceptance of the August 24, 2026 Website Ad Hoc Committee Meeting Minutes.
g. Ratification of proposal from LBJE Construction LLC to install metal benches in the amount of $870 from the Plants/Hardscapes/Other account.
h. Ratification of proposal from LBJE Construction LLC to replace wood posts in the amount of $1,230 from the Fences and Walls account.
i. Ratification of proposal from LBJE Construction LLC to replace wood posts in the amount of $2,960 from the Fences and Walls account.

Following discussion, upon motion duly made by Director Forsman, seconded by Director Kelleher, 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. The Board confirmed it was comfortable proceeding with BrightView Landscape Services, and Ms. Devaney will notify all vendors.

**Gardner Painting LLC Proposal**: The Board reviewed a proposal from Gardner Painting LLC for round rail fence staining in the amount of $25,905 from the Fences and Walls account. Following discussion, upon motion duly made by Director Kelleher, seconded by Director Forsman, and upon vote unanimously carried, the Board approved the proposal. The Board directed that residents with round rail fencing be notified that they may contact Gardner Painting LLC to have their fencing stained, at the homeowner's cost, while crews are in the community.

**Legal Updates**

There was no legal report.

**Finance Committee**

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

**July 2026 Cash Flow**: The Board reviewed the cash flow report for July 2026.

**Preliminary 2027 Budget**: Mr. Barritt reviewed the preliminary 2027 budget and the budget planning process with the Board.

**Unaudited Financial Statements**: Following review, upon motion duly made by Director Bourcier, seconded by Director Kelleher, and upon vote unanimously carried, the Board accepted the unaudited financial statements for the period ending July 31, 2026.

**Payment of Claims**: 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 August 30, 2026.

**Public Release of 2025 Audit**: The Board reviewed the 2025 audit, which will be posted to the District's website.

**Other:** There were no other financial matters to discuss.

**Community Engagement Committee**

**Community Engagement Committee Update**: Ms. Clark presented the Community Engagement Committee report to the Board.

**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 noted there was no official report. She clarified that the goal is for the Rockinghorse and Eads request for proposals to result in work being completed in 2026, depending on cost, and noted that the Committee needs direction regarding dirt staging.

**Website Ad-Hoc Committee**

**Committee Report**: Director Forsman and Ms. Devaney reviewed the current plan to issue a request for proposals for consulting services.

**Website Ad-Hoc Committee Applications**: Due to technical difficulties with the video conference, consideration of applications for the Website Ad-Hoc Committee was continued to the next regular meeting.

**Other Business**

There was no other business to discuss.

**Adjournment**

The video conference experienced technical difficulties. Upon motion duly made by Director Forsman, seconded by Director Kelleher, and upon vote unanimously carried, the meeting was adjourned at 6:30 p.m. An e-blast was sent to the community regarding the meeting. The next regular meeting is scheduled for October 13, 2026, at 5:30 p.m.

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

Doug Farris (Nov 19, 2026 12:55:13 MST)

Secretary for the Meeting