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

Held: Tuesday, October 13, 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
Kimberly L. Kelleher, Assistant Secretary

Directors Not in Attendance Were:
Ralph "Doug" Parris

Also present were Dominique Devaney, Karis Clark, James Dugan, and Natalyn Waltz of Public Alliance LLC; Laura Heinrich, Esq., Spencer Fane LLP; Allison Williams, CliftonLarsonAllen LLP; Sharon Sulzle, AMI Community Association Management; and the following members of the public: Ken Barritt, Lacy Bolger, Chris and Heidi Bolz, Crystal Roberts Browne, Eileen Brown, Ellen Burns, Paul Charnon, Karen Chambers, Rick Coldsnow, Dennis Colwell, Rosanne Croci, Douglas Evans, Marilyn Flood, Kathy Forsman, Les Frey, Rose Mary Haney, Rea Heatherington, Karen Inman, [First Name Unknown] Kohler, Travis Krabbenhoft, TJ LeGare, John MacArthur, Rebekah McCall, Michael Miller, Lisa Morelli, Russ Paper, Rich Reini, Agnes Ryan, Allen Schubert, Candice and Manuel Soulakis, Dave and Holly Svetz, Pamela Syverson, Yolanda Treviso, Sally and Bruce Van Der Kamp, and two call-in participants.

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 5:59 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 Bourcier,

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

Public Comment

Ms. Svetz asked whether a claim has been filed with CORE Electric regarding the fire. The Board directed staff to file a claim with CORE Electric.

Ms. McCall asked whether there is a wildfire mitigation plan for the open space. Director LeGare and Ms. Devaney addressed the questions and explained the most recent fire inspection.

Ms. Croci echoed the concerns regarding the fire and encouraged including the trees in the CORE Electric claim.

Consent Agenda

The Board considered the following items on the Consent Agenda:

a. Approval of the September 8, 2026 Regular Meeting Minutes.
b. Acceptance of the August 31, 2026 Finance Committee Minutes.
c. Acceptance of the August 18, 2026 Common Area Committee Minutes.
d. Ratification of BrightView Landscape Services proposal for monument irrigation work in the amount of $3,824.81 from the Irrigation System account.
e. Ratification of BrightView Landscape Services proposal for main monument grading in the amount of $1,855.29 from the Plants, Hardscapes and Other account.
f. Ratification of BrightView Landscape Services proposal for additional Russian olive removal in the amount of $1,272.00 from the Open Space Repair & Maintenance account.
g. Ratification of BrightView Landscape Services proposal to fix spacing on flow sensors at Controller #36 in the amount of $2,496.86 from the Irrigation System account.
h. Ratification of BrightView Landscape Services proposal for native weed pull in the amount of $1,713.92 from the Open Space Repair & Maintenance account.
i. Ratification of BrightView Landscape Services proposal to repair drip irrigation on pines damaged by fire in the amount of $700.00 from the Irrigation System account.
j. Ratification of BrightView Landscape Services proposal to remove fencing and wire northeast of the skate park area in the amount of $856.96 from the Open Space Repair & Maintenance account.
k. Ratification of BrightView Landscape Services proposal to build a raised stone bed in the amount of $4,814.40 from the Plants, Hardscapes and Other account.
l. Ratification of Service Agreement with Critter Control Operations, Inc. for prairie dog control in the amount of $3,248.00 from the Pest Control – Landscaping account.

m. Ratification of Agreement for Services with Rock Solid Stables, LLC for petting zoo and pony rides in the amount of $1,200.00 from the Community Wide Program account.
n. Ratification of LBJE Construction LLC proposal for replacement of ten round rails in the amount of $2,250.00 from the Fences/Walls account.
o. Ratification of LBJE Construction LLC proposal for barbed wire fence repair in the amount of $330.00 from the Fences/Walls account.
p. Ratification of LBJE Construction LLC proposal for replacement of two damaged posts in the amount of $765.00 from the Fences/Walls account.
q. Ratification of LBJE Construction LLC proposal to remove mesh from the top of two pergolas in the amount of $845.00 from the Building Maintenance & Repairs account.
r. Ratification of Service Contract with Rocky Mountain Playground Services, Ltd. for fall and winter 2026 inspections of the climbing structure in the amount of $250.00 from the Maintenance – General Community account.
s. Ratification of Mile High Lights LLC proposal for holiday lighting at the second clubhouse area in the amount of $4,935.00 from the Holiday Lights 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.

Manager Updates

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

BrightView Controller 16 Replacement: Following discussion, upon motion duly made by Director Forsman, seconded by Director Kelleher, and upon vote unanimously carried, the Board approved the BrightView Landscape Services proposal to replace Controller 16 in the amount of $7,939.73 from the Irrigation Systems account.

Art Sculpture Installation: Following discussion, upon motion duly made by Director Kelleher, seconded by Director Forsman, and upon vote unanimously carried, the Board ratified the City of Aurora's permit fee for the installation of the art sculpture at the Inspiration Club in the estimated amount of $2,800.00 and the Level Design Build proposal to install the art sculpture in the amount of $9,998.50, both from the Community Service Building Needs account.

Filing 16 Erosion Repair: Following discussion, upon motion duly made by Director Forsman, seconded by Director Bourcier, and upon vote unanimously carried, the Board approved the RTS proposal to repair erosion damage in Filing 16 in an amount not to exceed $120,000.

Legal Updates

There was no legal report.

Finance Committee

Finance Committee Monthly Report: Mr. Barritt presented the Finance Committee monthly report.

August 2026 Cash Flow: No cash flow report was presented.

Proposed 2027 Budget: Director Bourcier presented the draft 2027 Budget.

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

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

Community Engagement Committee

Community Engagement Committee Update: Ms. Heatherington presented the Community Engagement Committee report.

Residential Improvement Guidelines Committee

Residential Improvement Guidelines Committee Update: Mr. Schubert presented the Residential Improvement Guidelines Committee report.

AMI Update: Ms. Sulzle presented the AMI report. There was no discussion.

Website Ad-Hoc Committee

Committee Report: Director Forsman presented the report on behalf of the Committee.

Committee Appointments: Following discussion, upon motion duly made by Director Forsman, seconded by Director Kelleher, and upon vote unanimously carried, the Board ratified the appointments of Linda Arms and Pamela Syverson to the Website Ad-Hoc Committee.

Common Area Committee

Common Area Committee Update: Ms. LeGare presented the update on behalf of the Committee.

Rockinghorse and Eads Median Reduction: Ms. LeGare presented options for the proposal to reduce 100 feet of median at Rockinghorse and Eads, and the Board discussed the project. Following discussion, upon motion duly made by Director Forsman, seconded by Director Kelleher, and upon vote unanimously carried, the Board approved proceeding with BrightView Landscape Services for the median reduction.

Other Business There was no other business to discuss.

Public Comment Mr. Colwell asked Director Bourcier whether a portion of the excess fund balances will be used before the end of 2026. Director Bourcier confirmed that a portion of the funds will be used.

Ms. McCall asked about additional fire presentations.

Adjournment There being no further business to come before the Board, the meeting was adjourned. The next regular meeting was scheduled for November 10, 2026 at 5:30 p.m.

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

The foregoing minutes were approved on the 10th day of November, 2026, by the Board of Directors of the Inspiration Metropolitan District.

Doug Harris (Nov 18, 2026 15:08:10 MST)

Secretary for the Meeting