

RECORD OF PROCEEDINGS

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**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 1  
HELD  
APRIL 23, 2015**

A regular meeting of the Board of Directors of the Banning Lewis Ranch Metropolitan District No. 1 (referred to hereafter as "Board") was held on April 23, 2015 at the NorthTree Ranch House, 6885 Vista del Pico, Colorado Springs, CO 80927 at 9:00 a.m. The meeting was open to the public.

Attendance     Directors in attendance were:

Chad Ellington  
Michael C. Tinlin  
William Ritchie

Absent and excused were Directors Carlson and Leder.

Also in attendance were:

David Peak, Carrie Bartow, Chuck Reid; CliftonLarsonAllen LLP  
Karen Oerter; MSI  
Brandon Larson; GVR Landscape  
Bruce Rau; Oakwood Homes  
Matt Tisthammer; WTS International  
Stacy S. Jensen; 8098 Hollygrape Lane  
Jeff Kistler; 7878 Silver Birch Drive  
Tibby & Erik Beard; 7035 Whitebark Lane  
Amanda & Todd Sexton; 7222 Laurel Cherry Court  
Dawn Kuster; 8003 Bigcone Circle  
Ryan Flores; 7903 Silver Birch  
Dallas Pierce; 7168 Spring Linden  
Travis Lamoureux; 8218 Longleaf Lane  
Daniel Sandoval; 8120 Knotty Alder  
Ashley West; 8036 Fallgold Court  
Yvette Fraticelli; Camphor Lane

Call to Order/

Agenda

Director Ellington called the meeting to order and confirmed a quorum. Following review, upon a motion duly made by Director Ellington, seconded by Director Tinlin and, upon vote, unanimously carried, the Board approved the agenda as presented and excused the absence of Directors Carlson and Leder.

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Disclosure of Potential Conflicts of Interest The Directors present noted for the record that they have financial interests in entities active in developing property within the boundaries of the District, or are employed by such entities, and that such interests may be affected from time to time by actions of the District's Board of Directors. In accordance with state law, the Directors have filed written disclosures describing such potential conflicts of interest with the Secretary of State, and the directors present verbally reaffirmed such disclosures on the record of this meeting.

Approval of Minutes Following review and discussion, upon a motion duly made by Director Ellington, seconded by Director Tinlin and, upon vote, unanimously carried, the Board approved the minutes of the November 13, 2014 regular meeting as presented.

Community Comments None.

Attorney Matters None.

Financial Matters A. Ratify Approval of Claims Totaling \$654,811.61

Ms. Bartow presented claims for ratification. Following discussion, upon a motion duly made by Director Ellington, seconded by Director Tinlin and, upon vote, unanimously carried, the Board ratified approval of the claims totaling \$654,811.61.

B. Review and Consider Approval of Unaudited Financial Statements as of February 28, 2015

Ms. Bartow presented the financial statements. Following review and discussion, upon a motion duly made by Director Ellington, seconded by Director Tinlin and, upon vote, unanimously carried, the Board approved the unaudited financial statements as of February 28, 2015.

C. Other

None.

Administrative Matters A. Review and Ratify Approval of Joint Resolution between Banning Lewis Ranch Metropolitan District No. 1 and No. 2; Imposing Charges and Fees for Cable, Trash and Recycling, and Recreational Facilities Provided by Districts 1 and 2; Provides for the Authority and Applicability of the Resolution; Provides

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Definitions; Provides for the Imposition of a District Services Fee; Provides for Findings; Provides for Severability; and Provides for an Effective Date

Following review and discussion, upon a motion duly made by Director Ellington, seconded by Director Tinlin and, upon vote, unanimously carried, the Board ratified approval of the Joint Resolution between Banning Lewis Ranch Metropolitan District No. 1 and No. 2.

- B. Review and Ratify Approval of Joint Resolution between Banning Lewis Ranch Metropolitan District No. 1 and No. 3; Imposing Charges and Fees for Cable, Trash and Recycling, and Recreational Facilities Provided by Districts 1 and 3; Provides for the Authority and Applicability of the Resolution; Provides Definitions; Provides for the Imposition of a District Services Fee; Provides for Findings; Provides for Severability; and Provides for an Effective Date

Following review and discussion, upon a motion duly made by Director Ellington, seconded by Director Tinlin and, upon vote, unanimously carried, the Board ratified approval of the Joint Resolution between Banning Lewis Ranch Metropolitan District No. 1 and No. 3.

- C. Review and Ratify Approval of Joint Resolution between Banning Lewis Ranch Metropolitan District No. 1 and No.3; District Facilities Agreement

Following review and discussion, upon a motion duly made by Director Ellington, seconded by Director Tinlin and, upon vote, unanimously carried, the Board ratified approval of the Joint Resolution between Banning Lewis Ranch Metropolitan District No. 1 and No. 3; District Facilities Agreement.

- D. Review and Consider Ratifying Approval of 2015 Landscape Maintenance Contract with GVR Landscape for Banning Lewis Ranch Metropolitan District No. 1

Following review and discussion, upon a motion duly made by Director Ellington, seconded by Director Tinlin and, upon vote, unanimously carried, the Board ratified approval of the 2015 Landscape Maintenance Contract with GVR Landscape for Banning Lewis Ranch Metropolitan District No.1.

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E. Review and Consider Ratifying Approval of 2015 Snow Removal Contract with GVR Landscape for Banning Lewis Ranch Metropolitan District No. 1

Following review and discussion, upon a motion duly made by Director Ellington, seconded by Director Tinlin and, upon vote, unanimously carried, the Board ratified approval of the 2015 Snow Removal Contract with GVR Landscape for Banning Lewis Ranch Metropolitan District No. 1.

F. Recreation Center Operations

1. WTS Monthly Report – March, 2015

Mr. Tisthammer reviewed the March, 2015 report.

G. Approve Contracting with Y.M.C.A. to Provide Recreation Management Services Starting May 15, 2015

Following review and discussion, upon a motion duly made by Director Ellington, seconded by Director Tinlin and, upon vote, unanimously carried, the Board approved contracting with Y.M.C.A to provide recreation management services, subject to final contract negotiations.

H. Review Landscape Maintenance Operations

Mr. Larson reviewed the landscape maintenance and discussed level of service enhancements once the season gets underway.

I. Covenant Control Operations

1. Review Covenant Enforcement / Violation Log
2. Review Design Review Request Report
3. Motion to Ratify Contract with MSI for 2015

Following review and discussion, upon a motion duly made by Director Ellington, seconded by Director Tinlin and, upon vote, unanimously carried, the Board ratified approval of the contract with MSI for 2015.

J. Other

None.

Directors  
Matters

None.

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Other

Business

A. Confirm Quorum for Next Meeting Date – July 23, 2015

The Board confirmed a quorum for the July 23, 2015 meeting.

Adjournment

Following discussion, with no further items to come before the Board, upon a motion duly made by Director Tinlin, seconded by Director Ellington and, upon vote, unanimously carried, the Board adjourned the meeting.

Respectfully submitted,



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Secretary for the Meeting