

RECORD OF PROCEEDINGS

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 1
HELD
SEPTEMBER 24, 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 September 24, 2015 at the North Tree 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 (via telephone)
Michael C. Tinlin
William Ritchie
Bruce Rau

Also in attendance were:

David Peak, Chuck Reid, Debra Sedgeley & Cristen VanNiekerk;
Matt Dalton; Spencer Fane, LLP (via telephone)
CliftonLarsonAllen LLP
Marti Wallner & Renee Burton; YMCA Pikes Peak Region
Karen Oerter; MSI, LLC
Keith Woodring; GVR Landscape
Ben Kley; Falcon Broadband, LLC
Stacy S. Jensen; 8098 Hollygrape Lane
Dallas Pierce; 7168 Spring Linden
Yvette Fraticelli; Resident
Art & Debbie DeBrito; 7535 Mountain Spruce Drive
Jason Brockman; Resident
Don Knechtel; Resident
Ray & Julie Bargaen; 8266 Birch Tree Loop
Jeanie McConnell; 7794 Silver Birch Drive

Call to Order/

Agenda Director Tinlin called the meeting to order and confirmed a quorum. Following review, upon a motion duly made by Director Rau, seconded by Director Tinlin and, upon vote, unanimously carried, the Board approved the agenda as presented.

Disclosure of
Potential
Conflicts of 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

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Interest 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 Rau, seconded by Director Tinlin and, upon vote, unanimously carried, the Board approved the minutes of the July 23, 2015 regular meeting as presented.

Community Comments Mr. DeBrito stated he was researching on-street parking and requesting enforcement.

Mr. and Mrs. Barga expressed concerns about the management of the clubhouse.

Ms. McConnell was also concerned with the management of the clubhouse, and noted that the doggie stations were empty.

Ms. Pierce asked about a dead tree issue. Director Tinlin stated that the tree was not on District property, he will follow up with the homeowner.

Attorney Matters A. Review and Consider Approval of Advance, Acquisition and Reimbursement Agreement effective January 1, 2014 by and between Banning Lewis Ranch Metropolitan District No. 1, Banning Lewis Ranch Metropolitan District No. 3

Following discussion, upon a motion duly made by Director Rau, seconded by Director Tinlin and, upon vote, unanimously carried, the Board approved the Advance, Acquisition and Reimbursement Agreement effective January 1, 2014 by and between Banning Lewis Ranch Metropolitan District No. 1, Banning Lewis Ranch Metropolitan District No. 3.

Financial Matters A. Review and Consider Acceptance of Unaudited Financial Statements as of July 31, 2015

Ms. Sedgely presented the unaudited financial statements. Following discussion, upon a motion duly made by Director Rau, seconded by Director Tinlin and, upon vote, unanimously carried, the Board accepted the unaudited financial statements as presented.

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B. Ratify Approval of Claims Totaling \$493,310.49

Following review and discussion, upon a motion duly made by Director Rau, seconded by Director Tinlin and, upon vote, unanimously carried, the Board ratified prior claims totaling \$493,310.49.

C. Appoint District Accountant, Carrie Bartow, and District Managers David Peak and Chuck Reid, to prepare the 2016 Budget

Upon a motion duly made by Director Rau, seconded by Director Tinlin and, upon vote, unanimously carried, the Board appointed District Accountant, Carrie Bartow, and District Managers David Peak and Chuck Reid, to prepare the 2016 Budget.

D. Set Public Hearing Date to Consider 2016 Budget – Thursday, November 19, 2015 at 9:00 a.m.

Upon a motion duly made by Director Tinlin, seconded by Director Rau and, upon vote, unanimously carried, the Board set a Public Hearing to consider 2016 Budget as Thursday, November 19, 2015 at 9:00 a.m.

E. Other

Mr. Reid introduced the idea of budget workshop to be held prior to the public hearing. The Board requested such a workshop be scheduled.

Administrative
Matters

A. Recreation Center Operations

1. Monthly Report – August, 2015

Ms. Wallner reviewed the August 2015 report.

B. Review Landscape Maintenance Operations

Mr. Woodring reviewed the landscape maintenance report. He noted landscaping was slowly transitioning to fall operations, and that they were working on additional pruning. He stated one particular doggie station is continually being emptied more quickly than expected. Irrigation winterization will begin the week of October 19th. Switching out flowers for the fall was discussed, winter trees were suggested instead of flowers. The Board authorized Director Ritchie review and approve a proposal for fall flower replacement.

C. Covenant Control Operations

1. Review Covenant Enforcement / Violation Log

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2. Review Design Review Request Report

Ms. Oerter reviewed the reports with the Board. She requested further direction from the Board on parking enforcement.

D. Ratify Approval of 2014 Annual Report

Upon a motion duly made by Director Tinlin, seconded by Director Rau and, upon vote, unanimously carried, the Board ratified approval of the 2014 Annual Report.

E. Other

None.

Directors
Matters

A. Consider Pet Variance Request for 8357 Longleaf Lane

Upon a motion duly made by Director Rau, seconded by Director Tinlin and, upon vote, unanimously carried, the Board approved the pet variance for 8357 Longleaf Lane.


Other
Business

A. Confirm Quorum for Next Meeting Date – November 19, 2015

The Board confirmed a quorum for the November 19, 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 at 10:17 a.m.

Respectfully submitted,


Secretary for the Meeting