

## RECORD OF PROCEEDINGS

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### MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 1 HELD JULY 28, 2016

A special meeting of the Board of Directors of the Banning Lewis Ranch Metropolitan District No. 1 (referred to hereafter as "Board") was held on Thursday, July 28, 2016 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:

Bruce Rau, President\*  
William Ritchie, Secretary/Treasurer  
Michael Tinlin, Assistant Secretary\*  
Aric Jones, Assistant Secretary

Absent and excused was Director Chad Ellington

Also in attendance were:

Charles Leder; BLR MD Nos. 3-5, 7 & Regional Board Member\*  
Stacy Jensen; BLR MD No. 2 Board Member & Citizens Advisory Board Member (CAB)  
Floyd Petty; BLR MD No.3 Board Member  
Cynthia Beyer, Carrie Bartow; CliftonLarsonAllen LLP  
J.T. Adamson; YMCA Pikes Peak Region  
Karen Oerter; MSI, LLC  
Jerry Jacobs; Timberline District Consulting, LLC  
Troy Craig; Resident  
Genie Brown; Resident  
Wayne & Susie Griffen; Residents  
Dan Konkel; Resident

\*Participating via telephone

Call to Order/

Agenda

Director Rau called the meeting to order at 9:13 a.m. and confirmed a quorum. Following review, upon a motion duly made by Director Rau, seconded by Director Ritchie and, upon vote, unanimously carried, the Board approved the agenda as presented.

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.

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### Consent Agenda

- A. Review and Consider Approval of Minutes of the June 9, 2016 Special Meeting
- B. Review and Consider Acceptance of Unaudited Financial Statements as of June 30, 2016
- C. Ratify Approval of Prior Claims Totaling \$273,098.16
- D. Review and Consider Approval of 2015 Annual Report

Upon a motion duly made by Director Rau, seconded by Director Ritchie and, upon vote, unanimously carried, the Board approved the Consent Agenda.

### Community Comments

Mr. Konkel addressed the Board and presented a list of items for repair.

Mr. Craig addressed the Board concerning the following:

1. Ranch House Guidelines need to be updated.
2. The morning lap swimmers have noted a breach in the pool area, including on the southern side of the pool.
3. Signage looks out of date.
4. Recommends safety/security review of the pool.
5. Asked if possible to have security guards \_and if the security guards could be used for after hours covenant enforcement.
6. Wants District to look at covered pool options and pricing.

Ms. Brown addressed the Board regarding construction hours being violated.

### CAB Report

Ms. Jensen presented the CAB Report to the Board. She reported a CAB request for all District contracts to be bid out, every two years.

Ms. Jensen also stated that the CAB had inquired additional security and whether the District could be gated. Ms. Beyer stated she had consulted with Mr. Dalton, and that the District cannot be gated. The District would need to work with the Colorado Springs Police Dispatch for security options.

Ms. Jensen reported that erosion is an issue in various cul-de-sacs.

Village 2 has early morning construction noise.

Graffiti on rock by North Tree Park.

Weeds need to be pulled at Buckeye.

The CAB would like to know when the two pools would reach capacity, so residents would know if another pool would be best.

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The CAB requested an Oakwood representative attend their next meeting on November 7, 2016.

Residents would like to have input in the District's Rules and Regulations.

### Financial Matters

#### A. Update on 2015 Audit

Ms. Bartow reported that an audit extension was approved.

### Administrative Matters

#### A. Recreation Center Operations – YMCA Monthly Report – May, 2016

##### 1. Consider Charity Drop Off

Ms. Wallner presented a request for a charity drop off location. The Board will review.

#### B. Landscape Maintenance Operations Report – GVR Landscape, Keith Woodring

Ms. Beyer presented the landscape report to the Board.

#### C. Covenant Enforcement/Violation Log

1. Review Covenant Enforcement/Violation Log
2. Review Design Review Request Report

Ms. Oerter gave her report on Covenant Enforcement and the Violation Log.

She indicated that she monitors RVs for one week prior to issuing violations.

#### D. District Manager's Report

1. Tennis Court Damage
2. Review and Consider Approval of ADA Chair Lift
3. Consider Action on Treadmills
4. Consider Action on Pool Valves

Ms. Beyer presented the District Manager's Report.

Upon a motion duly made by Director Rau, seconded by Director Jones and, upon vote, unanimously carried, the Board approved the purchase of an ADA chair lift, in the amount of \$9,457.66, to be installed next season.

Upon a motion duly made by Director Jones, seconded by Director Ritchie and, upon vote, unanimously carried, the Board approved treadmills with LED Consoles rather than touch screens.

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Upon a motion duly made by Director Jones, seconded by Director Ritchie and, upon vote, unanimously carried, the Board approved pool valves.

E. Other

None.

### Attorney Matters

A. Other

None.

### Directors Matters

A. Other

None.


### Other Business

A. Confirm Quorum for Next Meeting Date – September 29, 2016

The Board confirmed a quorum for Thursday, September, 2016.

Adjournment Following discussion, with no further items to come before the Board, upon a motion duly made by Director Jones, seconded by Director Rau and, upon vote, unanimously carried, the Board adjourned the meeting at 9:55 a.m.

Respectfully submitted,

  
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Secretary for the Meeting