

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. 2  
HELD APRIL 25, 2019**

A regular meeting of the Board of Directors of the Banning Lewis Ranch Metropolitan District No. 2 (referred to hereafter as "Board" or "District") was held on April 25, 2019 at the North Tree Ranch House, 6885 Vista del Pico, Colorado Springs, CO 80927 at 10:30 a.m. The meeting was open to the public.

Attendance      Directors in attendance were:

Don Knechtel  
Stacy Jensen  
Jason Brockman  
Dave Duman

C. Dallas Pierce was absent and excused.

Also in attendance were:

Matt Ruhland; Collins, Cockrel & Cole  
Chuck Reid; CliftonLarsonAllen LLP

Call to Order/

Agenda

President Knechtel called the meeting to order at 10:30 a.m. and confirmed a quorum. Upon a motion duly made by Director Knechtel, seconded by Director Duman and, upon vote, unanimously carried, the Board approved the agenda as amended (Item 3.C. was moved to follow the executive session) and excused the absence of Director Pierce.

Qualifications/

Disclosures  
of  
Potential  
Conflicts of  
Interest

All Directors are homeowners in the District and file annual conflict of interests disclosures with the Secretary of State. There were no conflicts of interest related to specific agenda items on the agenda and the Directors present verbally reaffirmed such disclosures on the record of this meeting.

Public

Comment      None.

District  
Matters

## RECORD OF PROCEEDINGS

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A. Review and Approve November 8, 2018 Special Meeting Minutes

Following review and discussion, upon a motion duly made by Director Knechtel, seconded by Director Brockman and, upon vote, unanimously carried, the Board approved the November 8, 2018 Special Meeting Minutes.

B. Review and Accept Draft 3-31-19 Financial Statements and Updated Cash Position as of 4-16-19

Mr. Reid presented the 3-31-19 Draft Financial Statements and the updated Cash Position as of 4-16-19. Following review and discussion, upon a motion duly made by Director Brockman, seconded by Director Duman and, upon vote, unanimously carried, the Board accepted the 3-31-19 Draft Financial Statements and the updated Cash Position as of 4-16-19.

C. Discuss and Consider Transferring Funds to Banning Lewis Ranch Metro District No. 1

The Board determined the discussion of transferring funds to Banning Lewis Ranch Metro District No. 1 will be held after their Executive Session.

D. Other – None.

Attorney  
Matters

A. Executive Session Pursuant to Section §26-6-402(4)(b), C.R.S., Conferences with an Attorney for the Public Entity for the purposes of Receiving Legal Advice on Specific Legal Questions Regarding the Proposed Cooperation Agreement and Additional Agreements with Banning Lewis Ranch #1.

Upon a motion duly made by Director Brockman, seconded by Director Jensen and, upon vote, unanimously carried, the Board entered into executive session pursuant to Section §24-6-402(4)(b), C.R.S., at 10:40 a.m. to receive specific legal advice on specific legal questions regarding the proposed Cooperation Agreement and additional Agreements with Banning Lewis Ranch No. 1.

Upon a motion duly made by Director Brockman, seconded by Director Jensen and, upon vote, unanimously carried, the Board closed the executive session at 11:46 a.m.

B. Other- None

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### Director Matters

#### A. Communicating with BLR#1 Regarding Budget Requests

Mr. Reid suggested that the Board compile a list of projects to submit to Banning Lewis Ranch No. 1 for consideration. This item will be on the July Agenda for the District.

#### B. Confirm Quorum for Next Regular Meeting Date – July 25, 2019 at 10:00 a.m.

The Board discussed the next Regular Meeting Date and Time. Following discussion, upon a motion duly made by Director Jensen, seconded by Director Brockman and, upon vote, unanimously carried, the Board approved to hold the next Board meeting on Thursday, July 18, 2019 at 10:00 a.m.

#### C. Other -

After discussion, upon a motion duly made by Director Brockman, seconded by Director Duman and, upon vote, unanimously carried, the Board approved the transfer of available funds to Banning Lewis Ranch No. 1 after Attorney Ruhland communicates matters discussed in Executive Session regarding the Cooperation Agreement to BLR #1 Attorney Hrbacek. The motion passed unanimously.

Director Brockman met with a playground inspector and recommends that the Districts' playground get an annual inspection. Mr. Reid emailed a copy of the 2017 playgrounds inspection report to the Board.

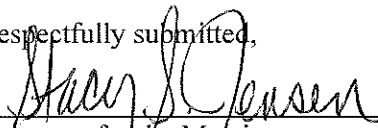
Director Brockman raised a question about a resident (7115 Laurel Cherry Ct.) receiving a Notice of Violation Letter regarding a fence in need of repair. It was noted that the District has an adjacent fence in need of repair. Mr. Reid will have a follow-up conversation with Mr. Miller about this issue.

Director Knechtel raised the question of BLR2/ Village 1 being a donor or a recipient in terms of Operation & Maintenance costs. Mr. Reid will discuss this with Mr. Miller and report back to the Board.

Director Duman inquired about the security camera for the tennis courts. Mr. Reid will discuss with Mr. Miller and report back to the Board.

Adjournment There being no further business to come before the Board, the meeting adjourned at 12:00 p.m.

Respectfully submitted,

  
Secretary for the Meeting