

RECORD OF PROCEEDINGS

**MINUTES OF A SPECIAL MEETING  
OF THE BOARD OF DIRECTORS OF THE  
BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 3  
HELD  
AUGUST 2, 2018**

A regular meeting of the Board of Directors of the Banning Lewis Ranch Metropolitan District No. 3 (referred to hereafter as the "Board") was held on August 2, 2018 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  
Floyd Petty  
Alan Hoekman

Absent: Directors William Ritchie and Charles P. Leder

Also in attendance were:

Josh Miller, Chelsea Gondeck, Chuck Reid, &  
Carrie Bartow; CliftonLarsonAllen LLP  
Pat Hrbacek; Spencer Fane LLP  
Corey Pilato; MSI HOA, LLC  
Samantha Reilly and Shane Brydges; YMCA  
Robert Zimmerman, Eric Keesen, & Judy Mcnew;  
Brightview Landscape Services, Inc.  
Thomas Garmong; Oakwood Homes  
Stacy Jensen; 8098 Hollygrape Lane  
Mary Monahan, 8627 Tranquil Knoll Lane  
Steve Richards, 6235 Mineral Belt Drive  
Amy & Gary Cunningham, 8578 Crooked Branch  
Melissa Cotterman, 6207 John Muir Trail  
Rosa Rooko, 7055 Mountain Spruce Drive  
Don P. Knechtel 7368 Mountain Spruce Drive

Call to Order/  
Agenda

Director Rau called the meeting to order at 9:52 a.m. and confirmed a quorum. Following review, upon a motion duly made by Director Petty, seconded by Director Hoekman 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

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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.

### Consent Agenda

The items listed below are a group of items to be acted on with a single motion and vote by the Board to expedite the handling of limited routine matters. The Board has received the information on these matters prior to the meeting. An item may be moved from the consent agenda to the discussion agenda, if desired. Items on the consent agenda are then voted on by a single motion, second, and vote by the Board.

#### A. Review and Consider Approval of Minutes of the April 26, 2018 Regular Meeting

Upon a motion duly made by Director Petty, seconded by Director Hoekman and, upon vote, unanimously carried, the Board approved the consent agenda, as presented.

### **Discussion Agenda**

#### Community Comments

Mary Monahan presented concerns to the Board on flooding issues in her neighborhood, the chemical spraying by landscapers, and dogs off leashes in the community.

Director Rau communicated to Mary that Michael Townsend, Robert Zimmerman, and Corey Pilato could address her concerns.

#### Financial Matters

##### A. Review and Consider Approval of 2017 Audit

Ms. Bartow reviewed the audit with the Board. Upon a motion duly made by Director Petty, seconded by Director Hoekman and, upon vote, unanimously carried, the Board approved the 2017 Audit.

##### B. Other

None.

#### Administrative Matters

##### A. Other

None.

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Attorney Matters

A. Other

None.

Director Matters

A. Other

None.

Other Business

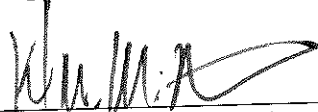
A. Confirm Quorum for Next Meeting Date – November 8, 2018

The Board confirmed quorum for the next meeting on November 8, 2018 at 9:00 a.m.

Adjournment

With no further items to come before the Board, upon a motion duly made by Director Petty, seconded by Director Hoekman and, upon vote, unanimously carried, the Board adjourned the meeting at 10:00 a.m.

Respectfully submitted,



Secretary for the Meeting