

## 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  
(THE "DISTRICT")  
HELD  
JANUARY 26, 2023

A regular meeting of the Board of Directors of the Banning Lewis Ranch Metropolitan District No. 1 (referred to hereafter as the "Board") was convened on Thursday, January 26, 2023, at 9:00 a.m. This District Board meeting was held via Microsoft Teams. The meeting was open to the public.

### ATTENDANCE

#### Directors In Attendance Were:

Thomas Garmong, President  
Scott Smith, Secretary  
Don Ferron III, Assistant Secretary  
Tyler Jones, Assistant Secretary

#### Directors Excused Were:

Javier Galvan, Treasurer

#### Also, In Attendance Were:

Josh Miller, Courtney Hoff, and Mallorie Hanson; CliftonLarsonAllen, LLP ("CLA")  
Lisa Mayers; Spencer Fane, LLP  
Kayla Gaudio; Diversified Association Management  
Corey Calcote and Isaac Brandon; YMCA  
Philip Wagner; Brightview Landscape  
Members of the Public

### ADMINISTRATIVE MATTERS

**Call to Order and Agenda:** Director Garmong called the meeting to order at 9:05 a.m. and approved the agenda, as presented.

**Disclosures 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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**Quorum, Location of Meeting and Meeting Notices:** A quorum was confirmed. The Board discussed the location of the District's Board meeting. This meeting was conducted via Microsoft Teams and public participation is encouraged via Microsoft Teams. The Board further noted that notice providing the time, date and video link information was duly posted.

**Public Comments:** There was no public comment.

**Minutes from November 17, 2022 Regular Board Meeting:** The Board reviewed the minutes from the November 17, 2022 regular Board meeting. Following review, upon a motion duly made by Director Smith, seconded by Director Garmong and, upon vote, unanimously carried, the Board approved the minutes from the November 17, 2022 regular Board meeting, as presented.

### FINANCIAL MATTERS

**Unaudited Financial Statement as of November 30, 2022:** Ms. Hansen reviewed the unaudited financial statement as of November 30, 2022 with the Board. Following review, upon a motion duly made by Director Garmong, seconded by Director Smith and, upon vote, unanimously carried, the Board accepted the unaudited financial statement as of November 30, 2022.

**Payment of Claims:** Ms. Hansen reviewed the payment of claims with the Board. Following review, upon a motion duly made by Director Smith, seconded by Director Jones and, upon vote, unanimously carried, the Board adopted the payment of claims.

**Other:** None.

### LEGAL MATTERS

**Agreements and Other Items Regarding Planning, Design, Funding and Construction for Public Improvements and Related Matters:** No matters to present.

**Other:** Mr. Miller reviewed a proposal that was received in regard to the Ranch House renovations. A special meeting with a noticed public hearing on a proposed budget amendment will need to occur prior to payment and the start of work. Attorney Mayers will review the proposal, and management will make a recommendation to the Board at the special meeting. No actions were taken.

### MANAGER MATTERS

**Managers' Report:** Mr. Miller reviewed the Managers' report with the Board. No actions were taken.

**YMCA Operations Report:** Mr. Brandon reviewed the YMCA Operations Report with the Board. No actions were taken.

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**Retreat Operations Report:** Mr. Miller presented the Retreat Operations Report to the Board on behalf of Oakwood Life. No actions were taken.

**Landscaping Maintenance Operations Report:** Mr. Wagner reviewed the Landscaping Maintenance Operations Report with the Board. No actions were taken.

**Diversified Operations Report:** Ms. Gaudioso reviewed the Diversified Operations Report with the Board. The Board entered discussion regarding the community's response to the change in vendor. Ms. Gaudioso shared that the community response has been mixed. Mr. Miller explained further on the overall transition from MSI to Diversified Association Management and the direction of parking enforcement with consideration to the master declarations and supplemental declarations. No actions were taken.

**Other:** None.

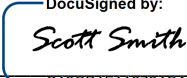
### OTHER BUSINESS

**Other:** None.

### ADJOURNMENT

There being no further business to come before the Board at this time, Director Garmong adjourned the meeting at 9:49 a.m.

Respectfully submitted,

By  \_\_\_\_\_  
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Secretary of the Board