

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 1
(THE "DISTRICT")
HELD
JULY 28, 2022

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, July 28, 2022, 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, Assistant Secretary

Also, In Attendance Were:

Josh Miller, Krista Baptist, Dana Reza and Seef Le Roux; CliftonLarsonAllen, LLP ("CLA")
Lisa Mayers; Spencer Fane, LLP
Melissa Rousseau, Amy Cunningham; YMCA
Kristy Dumas; MSI, LLC
George Smith and Floyd Petty; Residents
Robert Beacon; BrightView Landscaping

ADMINISTRATIVE MATTERS

Call to Order and Agenda: Director Garmong called the meeting to order at 9:08 a.m.

Following discussion, upon a motion duly made by Director Smith, seconded by Director Garmong and, upon vote, unanimously carried, the Board approved the agenda, as amended to correct the financial statements being 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.

Quorum, Location of Meeting, Posting of Meeting Notices: A quorum of the Board was confirmed. Upon a motion duly made by Director Garmong, seconded by Director Smith and, upon vote, unanimously carried, the Board excused the absences of Director Townsend and Director Walker.

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Public Comments: There was no public comment.

Minutes from April 28, 2022 Regular Board Meeting: The Board reviewed the minutes from the April 28, 2022 Regular Board meeting. Following review and discussion, upon a motion duly made by Director Smith, seconded by Director Garmong and, upon vote, unanimously carried, the Board approved the minutes from the April 28, 2022 Board meeting, as presented.

FINANCIAL MATTERS

May 31, 2022 Unaudited Financial Statements: Mr. Le Roux reviewed the May 31, 2022 Unaudited Financial Statements with the Board. Following discussion, upon a motion duly made by Director Smith, seconded by Director Garmong and, upon vote, unanimously carried, the Board accepted the May 31, 2022 Unaudited Financial Statements, as presented.

Payment of Claims: Mr. Le Roux reviewed the previous and current claims with the Board. Following discussion, upon a motion duly made by Director Smith, seconded by Director Garmong and, upon vote, unanimously carried, the Board ratified the previous claims and approved the current claims.

Cash Position: Mr. Le Roux reviewed the previous and current claims with the Board. Following discussion, upon a motion duly made by Director Smith, seconded by Director Garmong and, upon vote, unanimously carried, the Board ratified the previous claims and approved the cash position.

Budget Amendment: Mr. Le Roux discussed the need for a 2021 budget amendment with the Board. Mr. Miller discussed the public hearing process with the Board. No action taken.

LEGAL MATTERS

Service Agreement with RMG Engineering: Mr. Miller reviewed the Service Agreement with RMG Engineering with the Board. Following discussion, upon a motion duly made by Director Smith, seconded by Director Garmong and, upon vote, unanimously carried, the Board approved the Service Agreement with RMG Engineering in an amount not to exceed \$13,240.00.

Other: None.

MANAGER MATTERS

Managers' Report: Mr. Miller provided an update on the status of various landscape projects in process to the Board. He noted that replacement sod and plants are on order. Mr. Miller noted that the YMCA took the lead on some pool upgrades to the pump and chemical systems. He provided an update regarding the pickle ball courts at Vista, stating that repairs should be starting this week. He also noted that fence and playground repairs are ongoing, and that the District website is fully transitioned and operational, continuing to grow. No action was taken.

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YMCA Operations Report: An update for the April 14, 2022 through July 17, 2022 Operations Report was given. It was noted that 1,817 guest passes had been used so far. No action was taken.

Retreat Operations Report: Mr. Miller provided an update to the Board noting that the tract transfers would be upcoming. No action was taken.

BrightView Operations Report: Mr. Beacon provided an update to the Board, noting that they would be starting on the trees by the end of next week and then transition to sod and plant replacement the following week. He noted work to be happening along the Hollygrape path, all parks, installation of annual flowers, the clubhouse path, mulch application in Villages 1 and 2, paver repairs, common area sod replacement and also began to make plans in preparation for snow removal. Mr. Beacon also mentioned the proposal for the addition of rain sensors was in the works. No action was taken.

MSI Operations Report: Ms. Dumas provided an update on operations to the Board noting that over 3,080 emails had been received in Quarter 2, many in regard to ARC status or requesting more information on the ARC submittal process. It was also noted that over 500 new violations had been opened, with trash cans being heavily monitored. Ms. Dumas also discussed switching to NABR and described the process and need for the switch. No action was taken.

Actions Taken by Management: Mr. Miller provided an update on actions taken by Management to the Board. Following discussion, upon a motion duly made by Director Smith, seconded by Director Garmong and, upon vote, unanimously carried, the Board ratified the actions taken by management.


OTHER BUSINESS

Other: None.

ADJOURNMENT

There being no further business to come before the Board at this time, Director Garmong adjourned the meeting at 9:55 a.m.

Respectfully submitted,

By  _____
Secretary