

## 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. 2  
(THE "DISTRICT")  
HELD  
JULY 27, 2023

A special meeting of the Board of Directors of the Banning Lewis Ranch Metropolitan District No. 2 (referred to hereafter as the "Board") was convened on Thursday, July 27, 2023, at 10:00 a.m. This Board meeting was held at 5964 Callan Dr., Colorado Springs, CO 80927 and via Microsoft Teams. The meeting was open to the public.

### ATTENDANCE

Directors In Attendance Were:

Donald Knechtel, President  
Dave Duman, Vice President  
Jason Brockman, Treasurer  
David Barnett, Secretary  
Sean Tucker, Assistant Secretary

Also, In Attendance Were:

Matt Ruhland, Esq.; Cockrel Ela Glesne Greher & Ruhland, P.C.  
Josh Miller, Krista Baptist and Rob Lange; CliftonLarsonAllen LLP ("CLA")  
Braden Hammond; Biggs Kofford, P.C.  
Taner Allen; BrightView Landscape Services

### ADMINISTRATIVE MATTERS

**Call to Order and Agenda:** Director Knechtel called the meeting to order at 10:05 a.m.

The Board reviewed the agenda for the meeting. Following review, upon a motion duly made by Director Duman, seconded by Director Barnett and, upon vote, unanimously carried, the Board approved the agenda, as amended.

**Disclosures of Potential Conflicts of Interest:** All Directors are homeowners in the District and there were no conflicts of interest related to specific agenda items on the agenda.

**Quorum, Location of Meeting and Posting of Meeting Notices:** A quorum of the Board was confirmed. Following discussion, the Board confirmed the location of the meeting and posting of the meeting notices.

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

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**Minutes from May 30, 2023 Special Board Meeting:** The Board reviewed the minutes of the May 30, 2023 special Board meeting. Following review and discussion, upon a motion duly made by Director Barnett, seconded by Director Duman and, upon vote, unanimously carried, the Board approved the minutes from the May 30, 2023 special Board meeting, as presented.

### FINANCIAL MATTERS

**Cash Position Schedule:** Mr. Lange reviewed the Cash Position Schedule with the Board. Following discussion, upon motion duly made by Director Brockman, seconded by Director Duman and, upon vote, unanimously carried, the Board accepted the Cash Position Schedule, as presented.

**June 30, 2023 Unaudited Financial Statements:** Mr. Lange presented the June 30, 2023 Unaudited Financial Statements to the Board. Following discussion, upon motion duly made by Director Brockman, seconded by Director Duman and, upon vote, unanimously carried, the Board accepted the June 30, 2023 Unaudited Financial Statements.

Following discussion, upon a motion duly made by Director Duman, seconded by Director Tucker and, upon vote, unanimously carried, the Board approved Mr. Lange to complete the transfer of \$251,476.93 to Banning Lewis Ranch Metropolitan District No. 1.

**2022 Audit:** Mr. Hammond presented the audit to the Board, noting that a clean opinion is expected to be issued. Discussion ensued. No action was taken.

### LEGAL MATTERS

Attorney Ruhland and Mr. Miller provided an overview of new Colorado state law changes to require an annual meeting of the District. Discussion ensued. No action was taken.

### MANAGER MATTERS

**Manager's Report:** Mr. Miller provided an update for the Board, including landscape maintenance, pool operations, pool maintenance and covenant enforcement. Discussion ensued. No action was taken.

**Representative from the Board to Participate in the Cooperation Committee:** Following discussion, upon a motion duly made by Director Brockman, seconded by Director Barnett and, upon vote, unanimously carried, the Board designated Directors Knechtel and Duman to participate in the Cooperation Committee.

### OTHER BUSINESS

Mr. Allen presented an overview of the 2023 landscaping season, issues that were identified and remediation plans moving forward. Discussion ensued. No action was taken.

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The Board determined to reschedule the next regular meeting from November 23, 2023 to November 9, 2023 at 10:00 a.m. The meeting will be held at the Ranch House or a different location, depending on the status of construction.

### ADJOURNMENT

There being no further business to come before the Board at this time, Director Knechtel adjourned the meeting at 11:40 a.m.

Respectfully submitted,

By  DocuSigned by:  
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Secretary

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David Barnett  
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David Barnett  
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Don Knechtel  
dknechtel2@yahoo.com  
President-BLR Metro 2  
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