

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 2
(THE "DISTRICT")
HELD
MAY 30, 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 Tuesday, May 30, 2023, at 10:00 a.m. This Board meeting was held at Banning Lewis Ranch House, 6885 Vista Del Pico Blvd, Colorado Springs, CO 80927 and via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Donald Knechtel, Director
Dave Duman, Director
David Barnett, Director
Sean Tucker, Director

Absent and Unexcused:

Jason Brockman, Treasurer

Also, In Attendance Were:

Matt Ruhland, Esq.; Cockrel Ela Glesne Greher & Ruhland, P.C.
Josh Miller, Courtney Hoff, and Rob Lange; CliftonLarsonAllen LLP ("CLA")

ADMINISTRATIVE MATTERS

Call to Order and Agenda: Director Knechtel called the meeting to order at 10:02 a.m.

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

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.

Minutes from April 27, 2023 Regular Board Meeting: The Board reviewed the minutes of the April 27, 2023 regular Board meeting. Following review and

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discussion, upon a motion duly made by Director Knechtel, seconded by Director Duman and, upon vote, unanimously carried, the Board approved the minutes from the April 27, 2023 regular Board meeting, as presented.

Director Oaths of Office: Director Knechtel reviewed the Director Oaths of Office for the newly elected Board members. Attorney Ruhland confirmed that all the necessary documents had been received and filed as required by law.

Appointment of Officers: Following discussion, upon motion duly made by Director Knechtel, seconded by Director Barnett and, upon vote, unanimously carried, the following slate of officers were elected for the District:

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

FINANCIAL MATTERS

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

Transfer of Operations and Maintenance Funds to Banning Lewis Ranch Metropolitan District No. 1: Director Knechtel and Mr. Lange reviewed the transfer of Operations and Maintenance Funds to Banning Lewis Ranch Metropolitan District No. 1 with the Board. Mr. Miller, Director Duman and Director Knechtel provided an overview of the fiscal relationship between the District and District No. 1. Following discussion, upon motion duly made by Director Duman, seconded by Director Barnett and, upon vote, unanimously carried, the Board approved the transfer of Operations and Maintenance Funds to Banning Lewis Ranch Metropolitan District No. 1.

Other: Mr. Lange reviewed Board member compensation for Director Tucker.

Mr. Lange also reviewed the 2023 fiscal deadlines for the District. The Board discussed the 2023 mill levy. Director Duman asked a question regarding the mill levy caps. Mr. Lange stated that the District is currently at the caps. No action was taken.

LEGAL MATTERS

None.

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MANAGER MATTERS

Manager's Report: Mr. Miller provided an overview of management. The Board discussed the vandalism at the Pavilion and possible solutions for it.

Director Knechtel requested a status update on the ColoradoScapes punch list. Mr. Miller provided the status update.

Director Knechtel asked a question regarding Brightview's standard practices. Mr. Miller provided details regarding Brightview's standard practices. Discussion ensued.

Director Knechtel requested a status update on the remodeling. Mr. Miller provided an update.

Director Knechtel asked a question regarding the vendor change for the pool opening. Mr. Miller reviewed the decision with the Board.

No action was taken.

OTHER BUSINESS

Director Knechtel revisited the quote for painting pickleball lines onto the tennis courts. He proposed approving the second option in the quote, subject to Banning Lewis Ranch Metropolitan District No. 3 contributing \$1,000, the District contributing \$1,000, and the remaining costs to be paid by either Banning Lewis Ranch Metropolitan District No. 1 or the Banning Lewis Ranch Foundation. Following discussion, upon motion duly made by Director Knechtel, seconded by Director Duman and, upon vote, unanimously carried, the Board approved the second option in the quote for painting pickleball lines onto the tennis courts.

ADJOURNMENT

There being no further business to come before the Board at this time, Director Knechtel adjourned the meeting at 11:00 a.m.

Respectfully submitted,

By  Secretary
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