

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

A regular 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, April 27, 2023, at 10:00 a.m. This District 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, President  
Dave Duman, Vice President  
David Barnett, Secretary  
Treasure Davis, Assistant Secretary

#### Absent and Excused:

Jason Brockman, Treasurer

#### Also, In Attendance Were:

Matt Ruhland, Esq.; Cockrel Ela Glesne Greher & Ruhland, P.C.  
Krista Baptist, Courtney Hoff, Rob Lange and Miki Manibog;  
CliftonLarsonAllen LLP ("CLA")  
Kayla Gaudioso; Diversified Association Management

### ADMINISTRATIVE MATTERS

**Call to Order and Agenda:** Director Knechtel called the meeting to order at 10:03 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, and excused the absences of Director Brockman and Director Davis.

**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.

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

**Minutes from January 26, 2023 Regular Board Meeting:** The Board reviewed the minutes of the January 26, 2023 regular Board meeting. Following review and discussion, upon a motion duly made by Director Duman, seconded by Director Knechtel and, upon vote, unanimously carried, the Board approved the minutes from the January 26, 2023 regular Board meeting, as presented.

### FINANCIAL MATTERS

**March 31, 2023 Unaudited Financial Statements:** Mr. Lange reviewed the March 31, 2023 Unaudited Financial Statements with the Board. Mr. Lange noted that there was an error in the March 31, 2023 Unaudited Financial Statements. Discussion ensued. Following review and discussion, upon a motion duly made by Director Knechtel, seconded by Director Duman and, upon vote, unanimously carried, the Board accepted the March 31, 2023 Unaudited Financial Statements.

**Public Hearing to Consider Amendment of the 2022 Budget. Adoption of Resolution to Amend the 2022 Budget:** Director Knechtel opened the public hearing at 10:19 a.m.

It was noted that publication of notice stating that the District Board would consider amendment of the 2022 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to the public hearing.

No public comments were received. The Board closed the public hearing at 10:30 a.m.

Mr. Lange reviewed the Amendment of the 2022 Budget with the Board. The Board requested that the District Accountant coordinate with BiggsKofford to present the audit in person for both the Banning Lewis Ranch Metropolitan District No. 3 and the District on the same day.

Following review and discussion, upon a motion duly made by Director Knechtel, seconded by Director Duman and, upon vote, unanimously carried, the Board approved the amendment of the 2022 Budget and adopted the Resolution to Amend the 2022 Budget.

### LEGAL MATTERS

**May 2023 Election:** Attorney Ruhland informed the Board that the May 2023 Election was canceled and reviewed the Election results. Discussion ensued. No action was taken.

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### MANAGER MATTERS

#### **The Addition of Pickleball Lines on the Tennis Courts in Conjunction with Banning Lewis Ranch Metropolitan District No. 1, Banning Lewis Ranch Metropolitan District No. 3 and Banning Lewis Ranch Foundation:**

Director Knechtel reviewed the options with the Board. Director Knechtel recommended the proposal from Coloradoscapes. Discussion ensued regarding coordination of costs with Banning Lewis Ranch Metropolitan District No. 1, Banning Lewis Ranch Metropolitan District No. 3, and Banning Lewis Ranch Foundation. Director Knechtel requested that the final budget numbers for the Ranch House renovations be submitted at the same time. No action was taken.

**Manager's Report:** Mr. Baptist reviewed the Manager's Report with the Board. Discussion ensued regarding punch list updates from BirghtView and ColoradoScapes, incorrect information in the Banning Lewis Ranch magazine's first issue in 2023 and the status installation of the water guns. No action was taken.

### OTHER BUSINESS

Director Knechtel shared concerns regarding Diversified and covenant enforcement. Discussion ensued. Ms. Gaudioso stated all abandoned vehicles would be reported to the Colorado Springs Police Department for removal and options for the private streets would be implemented.

Director Knechtel inquired about the Ranch House renovation drawings. Discussion ensued.

Mr. Lange requested approval to transfer funds for operations and maintenance per the District's contracts. No action was taken.

### ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Barnett, seconded by Director Duman and, upon vote, unanimously carried, the Board adjourned the meeting at 11:05 a.m.

Respectfully submitted,

By  \_\_\_\_\_  
Secretary  
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