

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 3
(THE "DISTRICT")
HELD
APRIL 22, 2021

A special meeting of the Board of Directors of the Banning Lewis Ranch Metropolitan District No. 3 (referred to hereafter as the "Board") was convened on Thursday, April 22, 2021, at 1:00 p.m. Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this District Board meeting was held via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Floyd Petty, President
Michael Brotten, Treasurer/Secretary
Raymond Marshall, Assistant Secretary
Lindsay Marrinan-Levy, Assistant Secretary

Also, In Attendance Were:

Pat Hrbacek, Esq.; Spencer Fane, LLP.
Josh Miller, Krista Baptist, Carrie Bartow, and Seef Le Roux;
CliftonLarsonAllen LLP
Katie Allesandri; Resident

ADMINISTRATIVE MATTERS

Call to Order and Approve Agenda: Director Petty called the meeting to order at 1:00 p.m.

Following discussion, upon a motion duly made by Director Marshall, seconded by Director Brotten and, upon vote, unanimously carried, the Board approved the agenda as presented.

Declaration of Quorum/Director Qualifications/Disclosure Items: All Directors are homeowners in the District. There were no conflicts of interest related to specific agenda items on the agenda.

Community Comments: None.

Vacancy on the Board of Directors / Board Appointment: Directory Petty introduced Board candidate Katie Allesandri and noted that she had previously ran at the Board of Director Election but had withdrawn to avoid causing the District to go to election. She is still interested in sitting on the Board. Ms. Allesandri made introductions to the Board.

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As such, eligible elector, Katie Allesandri, was nominated to serve on the Board. Following discussion, upon a motion duly made by Director Petty, seconded by Director Marshall and, upon vote, unanimously carried, the Board appointed Katie Allesandri to fill the vacancy on the Board. The Oath of Office was administered.

Appointment of Officers: Following discussion, upon a motion duly made by Director Marshall, seconded by Director Brotten and, upon vote, unanimously carried, the Board approved to keep the same slate of officers and appointed Katie Allesandri as Assistant Secretary.

Minutes from the January 28, 2021 Special Board Meeting: Following review and discussion, upon a motion duly made by Director Brotten, seconded by Director Marshall and, upon vote, unanimously carried, the Board approved the minutes from January 28, 2021 special meeting, as presented.

FINANCIAL MATTERS

Acceptance of Unaudited Financial Statements as of March 31, 2021: Ms. Bartow reviewed the unaudited financial statements as of March 31, 2021 with the Board. Following discussion, upon a motion duly made by Director Brotten, seconded by Director Petty and, upon vote, unanimously carried, the Board accepted the unaudited financial statements as of March 31, 2021.

LEGAL MATTERS

Other: None.

MANAGER MATTERS

Managers' Report: Mr. Miller provided a verbal report with the Board. Discussion ensued on landscaping, COVID, and covenant enforcement.

Discussion Regarding Mailbox Lighting: Director Petty provided an update.

Other: The Board discussed HBS services and feedback on the recreations center reservations.

OTHER BUSINESS

Confirm Quorum for the Next Regular Meeting: Mr. Miller stated that management would reach out to confirm a quorum if a meeting is needed.

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ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Petty, seconded by Director Marshall and, upon vote, unanimously carried, the meeting was adjourned at 2:08 p.m.

Respectfully submitted,

DocuSigned by:
By *Michael Brotten*
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Secretary for the Meeting