

## 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. 1  
(THE "DISTRICT")  
HELD  
MARCH 7, 2024

A special 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, March 7, 2024, at 11:00 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, Secretary  
Tyler Jones, Assistant Secretary

Don Ferron III, Assistant Secretary, was absent and excused.

Also, In Attendance Were:

Josh Miller and Krista Baptist; CliftonLarsonAllen, LLP ("CLA")  
Lisa Mayers; Spencer Fane  
Mike Vacha; Member of the Public

### ADMINISTRATIVE MATTERS

**Call to Order and Agenda:** Director Garmong called the meeting to order at 11:02 a.m.

Following review, upon a motion duly made by Director Smith, seconded by Director Garmong and, upon vote, unanimously carried, the Board approved the agenda, as 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 and Meeting Notices:** A quorum was confirmed. Following discussion, upon a motion duly made by Director Garmong, seconded by Director Smith and, upon vote, unanimously carried, the Board excused the absence of Director Ferron.

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This meeting was conducted via Microsoft Teams and public participation was available via Microsoft Teams. The Board further noted that notice providing the time, date and video link information was duly posted.

**Public Comment:** Mike Vacha expressed concern regarding the previous quality with tree wrapping and mulch and inquired about plans to replace dead trees.

### MANAGER MATTERS

**Contract for Landscaping and Snow Removal Services:** Following review and discussion, upon a motion duly made by Director Garmong, seconded by Director Smith and, upon vote, unanimously carried, the Board awarded the contract for landscaping and snow removal services to Landscape Endeavors, Inc.

**Elevated Views Proposal for Exercise Room Coverings in the amount of \$21,214.95:** Following review and discussion, upon a motion duly made by Director Garmong, seconded by Director Smith and, upon vote, unanimously carried, the Board approved the Elevated Views proposal for exercise room coverings in the amount of \$21,214.95.


### OTHER BUSINESS

Mr. Miller provided an update for the Board regarding the 24-hour access to the Ranch House, noting that the access system is being repaired and repairs are expected to be complete by March 19, 2024.

### ADJOURNMENT

There being no further business to come before the Board at this time, Director Garmong adjourned the meeting at 11:26 a.m.

Respectfully submitted,

By    
 DocuSigned by:  
Scott Smith  
7B20DC6F0FA54B6  
Secretary of the Board

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