

## 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. 4  
(THE "DISTRICT")  
HELD  
January 29, 2024

A regular meeting of the Board of Directors of the Banning Lewis Ranch Metropolitan District No. 4 (referred to hereafter as the "Board") was convened on Monday, January 29, 2024, at 9:00 a.m. This District Board meeting was held via Microsoft Teams. The meeting was open to the public.

### ATTENDANCE

#### Directors In Attendance Were:

Ronald Dodolak, President  
Scott Smith, Treasurer

Director Bright Thompson, Secretary, was absent and excused.

#### Also, In Attendance Were:

Lisa Mayers, Esq.; Spencer Fane LLP  
Josh Miller, Korben Heim and Rob Lange; CliftonLarsonAllen LLP ("CLA")  
Debbie Thompson and other members of the public

### ADMINISTRATIVE MATTERS

**Call to Order and Agenda:** The meeting was called to order at 9:01 a.m. by Director Dodolak.

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

**Disclosures of Potential Conflicts of Interest:** Some of 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 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 Posting of Meeting Notices:** A quorum of the Board was confirmed. The Board confirmed the location of the meeting and posting of the meeting notices. Following discussion, upon a motion duly made by Director Smith, seconded by Director Dodolak and, upon vote, unanimously carried, the Board excused the absence of Director Thompson.

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**Public Comment:** Debbie Thompson inquired about the District's meeting schedules and times, noting that they are not easily found on the District website.

**Minutes from November 27, 2023 Special Board Meeting and November 27, 2023 Annual Meeting:** Following review and discussion, upon a motion duly made by Director Smith, seconded by Director Dodolak and, upon vote, unanimously carried, the Board approved the minutes from the November 27, 2023 special Board meeting and November 27, 2023 annual meeting, as presented.

### FINANCIAL MATTERS

**December 31, 2023 Unaudited Financial Statements:** Mr. Lange reviewed the December 31, 2023 Unaudited Financial Statements with the Board. Following review, upon a motion duly made by Director Smith, seconded by Director Dodolak and, upon vote, unanimously carried, the Board accepted December 31, 2023 Unaudited Financial Statements, as presented.

### LEGAL MATTERS

None.

### MANAGER MATTERS

**Manager Report:** Mr. Miller provided a report on the Banning Lewis Ranch Metro District No. 1 meeting's highlights, landscape bid reviews, snow removal and park graffiti issues.


### OTHER BUSINESS

**Potentially Rescheduling Future Board Meetings:** The Board expressed interest in determining a new meeting time to allow better attendance for the public. The Board also expressed interest in a hybrid meeting form, allowing for in-person attendance. The Ranch House was suggested as the meeting location, where other Banning Lewis Ranch Metro Districts' meetings also take place. The Board determined to hold the April 29, 2024 Board meeting at the Ranch House and via Microsoft Teams at 6:00 p.m.

### ADJOURNMENT

There being no further business to come before the Board at this time, Director Dodolak adjourned the meeting at 9:49 a.m.

Respectfully submitted,

By    
 DocuSigned by:  
Scott Smith  
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Secretary

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 scott@yjsmith.com  
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