

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 2 (THE
“DISTRICT”)
HELD
JANUARY 26, 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, January 26, 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 as well as 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

Jason Brockman, Treasurer, was absent and excused.

Also, In Attendance Were:

Matt Ruhland, Esq.; Cockrel Ela Glesne Greher & Ruhland, P.C.
Josh Miller, Courtney Hoff, Ashley Voss and Rob Lange; CliftonLarsonAllen
LLP (“CLA”)
Kayla Gaudioso; Diversified Association Management

ADMINISTRATIVE MATTERS

Call to Order and Agenda: Director Knechtel called the meeting to order at 10:04 a.m.

The Board reviewed the agenda for the meeting. Following discussion, 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 absence of Director Brockman.

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.

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Minutes from November 18, 2022 Special Board Meeting: The Board reviewed the minutes of the November 18, 2022 special Board meeting. Following review and discussion, upon a motion duly made by Director Kenchtel, seconded by Director Duman and, upon vote, unanimously carried, the Board approved the minutes from the November 18, 2022 special Board meeting, as presented.

Amended Minutes from May 5, 2022 Special Board Meeting: The Board reviewed the amended minutes of the May 5, 2022 special Board meeting. Following review and discussion, upon a motion duly made by Director Barnett, seconded by Director Davis and, upon vote, unanimously carried, the Board approved the amended minutes from the May 5, 2022 special Board meeting, as presented.

Other: None.

FINANCIAL MATTERS

December 31, 2022 Unaudited Financial Statements: Mr. Lange reviewed the December 31, 2022 Unaudited Financial Statements with the Board. The Board discussed. Following discussion, upon a motion duly made by Director Barnett, seconded by Director Duman and, upon vote, unanimously carried, the Board accepted December 31, 2022 Unaudited Financial Statements, as presented.

2022 Budget Amendment: Mr. Lange reviewed the 2022 Budget Amendment with the Board, stating there is a need to amend the budget. There will be a public budget hearing at the next Board meeting.

Engagement Letter with BiggsKofford to Prepare the 2022 Audit: Mr. Lange reviewed the engagement letter with BiggsKofford with the Board. Discussion ensued. Following discussion, upon a motion duly made by Director Duman, seconded by Director Davis and, upon vote, unanimously carried, the Board engaged with BiggsKofford to prepare the 2022 Audit.

Other: None.

LEGAL MATTERS

Resolution Designating Location to Post Notice of Public Meetings: Following discussion, upon a motion duly made by Director Davis, seconded by Director Duman and, upon vote, unanimously carried, the Board adopted the Resolution Designating Location to Post Notice of Public Meetings.

Other: The Board discussed the self-nomination form process. Legal confirmed Director Davis and Director Duman will be receiving their self-nomination forms shortly.

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MANAGER MATTERS

New Diversified Contact: Ms. Gaudioso provided the Board with a brief overview of the transition to Diversified.

Other: Mr. Miller gave the Board a brief overview of the Banning Lewis Ranch Metropolitan District No. 1 Board meeting.


OTHER BUSINESS

Other: None.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Knechtel, seconded by Director Duman and, upon vote, unanimously carried, the Board adjourned the meeting at 10:50 a.m.

Respectfully submitted,

By  _____
Secretary