

## 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. 5  
(THE "DISTRICT")  
HELD  
NOVEMBER 14, 2022

A special meeting of the Board of Directors of the Banning Lewis Ranch Metropolitan District No. 5 (referred to hereafter as the "Board") was convened on Monday, November 14, 2022, at 4:00 p.m. This District Board meeting was held at Banning Lewis Ranch – The Barn 9150 Braemore Heights, Colorado Springs, Colorado 80927 and via Microsoft Teams. The meeting was open to the public.

### ATTENDANCE

#### Directors In Attendance Were:

Robert Cass, President  
George Smith, Vice President  
Kathryn Giddens, Secretary  
Dawson Hubert, Director

#### Directors Absent and Excused Were:

Victoria Niemi, Treasurer

#### Also, In Attendance Were:

Krista Baptist, Korben Heim, and Rob Lange; CliftonLarsonAllen, LLP  
Colin Mielke; Seter & Vander Wall, PC  
Kelly Leid and Ashley Maniscalco; OakwoodLife  
Janet Winters, Sue Harmon, Dave Walker, Margaret Mecca, Ken Westburg, David Nagle, David Rosser Kendra Evans, Kathy & Kevin Brown, Sandra Find, Scott McGrath, Shirley Johnson, Jay Tomme, Karen Green, Sheila Ramsey, Sherri Parrish, Phillip Parrish, Lillian Rigdon, Kelly Jensen, Priscilla Davies, Laura Minardi, Mike O'Malley, Michele Burnett, Nancy Edmiston, Jeanette O'Brien, Darlene Fletcher, Debra Mae, Heidi Westberg, Ken Westberg, Juanita Hunter, Dave Knutson, Bonnie Knutson, Donna Boeing, Mark Davis, Michele Davis, Ginny Beteille, Steve Langer, Andrew (unknown last name), Gary Haverland, Kathryn Cross, John Bufka, Terri Bufka, Lesle Arneson, Steve Arneson, Mike Lee, Ron McManus, Marian McManus, Susan Altenburg, David Johnson, Cindy Johnson, Janet Winters, Larry Brittain, Daryl Bzankenstein, Arnold Wiens, Suzanne Qualia, David Walker, Margaret Mecca, Tim Hogan, Anne Bradley, Kevin Bradley, Dan Akerhielm, Lauren Gallup, Cindy Dalton, Suzette Blankenstein, Deb Nussdorfer, Jan Cass, Sue Harmon, Scott McGrath\*, Alice Bolton\*, Ed Bolton\*, Tana Beall\*, Ed Scutellaro\*; Members of the Public

\*Indicates virtual participation

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### ADMINISTRATIVE MATTERS

**Call to Order and Agenda:** Director Cass called the meeting to order at 4:05 p.m. Following review, upon a motion duly made by Director Giddens, seconded by Director Smith and, upon vote, unanimously carried, the Board approved the agenda, as presented.

**Disclosures of Potential Conflicts of Interest:** There were no conflicts to be filed.

**Quorum, Location of Meeting and Meeting Notices:** A quorum was confirmed. Upon a motion duly made by Director Giddens, seconded by Director Smith and, upon vote, unanimously carried, the Board excused the absence of Director Niemi.

It was noted that the meeting was noticed on the website and posted as required. It was noted that the notice of the budget hearing was published in The Transcript as required.

**Public Comment:** The Board opened the meeting for public comment.

A question regarding the compliance of the Barn to The American Disabilities Act (ADA) was brought before the Board. No actions were taken.

### FINANCIAL MATTERS

**Other:** None.

### LEGAL MATTERS

**Other:** None.

### MANAGER MATTERS

**Other:** None.

### DIRECTOR MATTERS

**Other:** None.

### OTHER BUSINESS

**Oakwood Life Operations:** Mr. Leid discussed the OakwoodLife Master Services Agreement, community handbook, Rules and Regulations, and supplementing the Retreat holiday party with the Board.

Mr. Leid also made a comment on the ADA status, noting that there will be a lift for the spa, not the pool, and modifications to the door entry is in progress. He requested the community submit their concerns and issues to the Board of Directors to pass along to OakwoodLife.

Mr. Leid discussed events and monthly reporting. Mr. Leid reviewed the expenses and budgeting for 2022, ideas and Lifestyle Experience meetings for 2023, and discussed community clubs and related OakwoodLife funding for those clubs.

Ms. Maniscalco reviewed the OakwoodLife events in 2022, community surveys and feedback, new hirings and programming, as well as repairs to damaged items.

Discussion ensued among the public and the Board. Active fitness relating to the pickleball courts and exercise machines, window shades and thermostats were discussed.

No actions were taken.

**ADJOURNMENT**

There being no further business to come before the Board at this time, Director Cass adjourned the meeting at 5:03 p.m.

Respectfully submitted,

By Kathryn Biddens  
Secretary for the Board