

BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 1

121 S. Tejon Street, Suite 1100
Colorado Springs, CO 80111
Phone: 719-635-0330

www.banninglewisranchmetrodistrict.com

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: August 1, 2024

TIME: 11:00 a.m.

LOCATION: North Tree Ranch House
6885 Vista del Pico
Colorado Springs, CO 80927
And via Microsoft Teams

ACCESS: To attend via Microsoft Teams Videoconference, use the below link:
https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZDQxZWExYzktYTExMC00MzBmLTkyNjktNjQ5MDkzM2MzNDg0%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%225b9f6fa2-e9dd-42cc-bfd8-f7dd2ed196a6%22%7d

To attend via telephone, dial 720-547-5281 and enter Conference ID: 527 349 638#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Thomas Garmong	President	May, 2025
Scott Smith	Secretary/Treasurer	May, 2027
Don Ferron III	Assistant Secretary	May, 2027
Tyler Jones	Assistant Secretary	May, 2025
Erica Vashti	Assistant Secretary	May, 2025

I. ADMINISTRATIVE MATTERS

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting and posting of meeting notices.
- D. Public Comment.

Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

- E. Review and consider approval of minutes from the May 2, 2024, special Board meeting and July 22, 2024, special Board meeting (enclosure).

II. FINANCIAL MATTERS

- A. Review and consider acceptance of May 31, 2024 Unaudited Financial Statements (enclosure).
- B. Review and consider acceptance of Schedule of Cash Position (enclosure).
- C. Review and ratify approval of previous claims (enclosure).
- D. Update on 2023 Audit.

III. LEGAL MATTERS

- A. Discussion and possible action to approve agreements and other items regarding planning, design, funding and construction for public improvements and related matters.
- B. Ratify actions taken by management since the previous meeting.
- C. Review and consider approval of Landscape Endeavors Inc. proposals for landscape enhancements (enclosure).
- D. Review and consider approval of Coloroscapes proposals for community enhancements (enclosure).
- E. Review and consider approval of Seal Coat Solutions Inc. proposal for resurfacing and restriping of district parking lots (enclosure).
- F. Review and consider approval of Groundworks proposal for concrete work (enclosure).
- G. Review and consider approval of Fusion proposal for signage (enclosure).
- H. Review and consider approval of proposal for replacement of pool boiler at the Ranch House (to be distributed).
- I. Ratify amendment to agreement with JanPro for cleaning services (to be distributed).
- J. Contract assignment from Diversified to RowCal (to be distributed).
- K. Review and consider approval in partnership with Banning Lewis Ranch Metropolitan District No. 2 for fencing installation at the tennis courts (enclosure).

IV. MANAGER MATTERS

- A. Managers' Report (enclosure).
- B. Discuss statutorily required documents posted on website and consider remediation services.
- C. Designate website compliance coordinator.
- D. YMCA Operations Report (enclosure).
 - 1. 2024 Pool Season Operations.
- E. Retreat Operations Report (enclosure).
- F. Landscaping Maintenance Operations Report (enclosure).
- G. RowCal Operations Report (enclosure).

V. OTHER BUSINESS

- A. Consider rescheduling November 28, 2024 Regular Board Meeting (Thanksgiving Day).

VI. ADJOURNMENT

The next regular meeting is scheduled for November 28, 2024 at 9:00 a.m. via Microsoft Teams.