

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 4 (THE
“DISTRICT”)
HELD
APRIL 24, 2023

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, April 24, 2023, at 9:00 a.m. This District Board meeting was held at the Banning Lewis Ranch House, located at 6885 Vista Del Pico Blvd Colorado Springs, CO 80927 and via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Scott Smith, President
Ronald Dodolak, Treasurer

Jerde Quattlebaum, Secretary, was absent and excused.

Also, In Attendance Were:

Lisa Mayers, Esq.; Spencer Fane LLP
Krista Baptist, Courtney Hoff and Rob Lange; CliftonLarsonAllen LLP
 (“CLA”)
Katharine Euler; Member of the Public

ADMINISTRATIVE MATTERS

Call to Order and Agenda: Director Smith called the meeting to order at 9:03 a.m. Upon a motion duly made by Director Smith, seconded by Director Dodolak and, upon vote, unanimously carried, the Board excused the absence of Director Quattlebaum.

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

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the Board was confirmed. Following discussion, the Board confirmed the location of the meeting and posting of the meeting notice.

Public Comment: None.

Minutes from January 30, 2023 Regular Board Meeting: The Board reviewed minutes from January 30, 2023 regular Board meeting. Following review, upon a motion duly made by Director Smith, seconded by Director Dodolak and, upon vote, unanimously carried, the Board approved the minutes from the January 30, 2023 regular Board meeting, as presented.

Director Dodolak requested that more detail be included in the meeting minutes to provide more context to the residents regarding decisions made by the Board. Ms. Baptist and Attorney Mayers supported the request and the purpose of it.

FINANCIAL MATTERS

March 31, 2023 Unaudited Financial Statements: Mr. Lange reviewed the March 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 the March 31, 2023 Unaudited Financial Statements, as presented.

Other: Mr. Lange indicated that continuing disclosures are near completion and will be ready for Director Smith's signature soon.

LEGAL MATTERS

May 2023 Election: Attorney Mayers informed the Board that the May 2, 2023 Regular Election has been canceled because the District did not receive more self-nominations than seats available. Director Smith will be re-appointed for a four year term, with terms commencing following the May 2, 2023 election date, and oaths taken no later than thirty days following May 2, 2023. Bright Thompson will be appointed with to four year term expiring in 2027. There are two vacancies on the Board.

Other: Director Dodolak inquired about the remaining vacancies and what options are to fill the vacancies. Attorney Mayers informed the Board that eligible electors of the District can be appointed.

MANAGER MATTERS

Manager Report: Ms. Baptist reviewed the Managers Report with the Board. No action was taken.

Ms. Hoff provided the Board with updates on the Ranch House renovations, pool furniture delivery, Brightview updates on mulch and flowers, Pavilion updates relating to installation of wi-fi and HVAC. No action was taken.

OTHER BUSINESS

Director Dodolak addressed the frequent car accidents within the neighborhood and inquired as to the procedure for reporting and fixing damage caused to

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District property as a result. Discussion ensued. Ms. Baptist informed the Board that there was no formal procedure beyond contacting the Colorado Springs Police Department to report an accident or property damage. The District relies on residents contacting the Colorado Springs Police Department (“CSPD”) to report when accidents happen.

Director Dodolak asked if the District receives reports from CSPD and if the cost of repairs due to accidents is currently known. Attorney Mayers advised the Board that CSPD typically reaches out to the District when accidents involving District property occur.

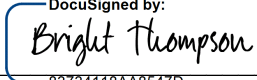
Director Dodolak requested a report regarding how many claims are currently pending related to repairs and replacements due to car accidents.

Attorney Mayers indicated that since Banning Lewis Ranch Metropolitan District No. 1 is the operating District the request specific to District No. 4 may be difficult to obtain. Ms. Baptist will ask Mr. Lange if it is possible for the requested information to be compiled for review by the Board. No action was taken.

ADJOURNMENT

There being no further business to come before the Board at this time, Director Smith adjourned the meeting at 9:28 a.m.

Respectfully submitted,

By 
 DocuSigned by:
Bright Thompson
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Secretary