

# BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 1

121 S. Tejon Street, Suite 1100  
Colorado Springs, CO 80903  
Phone: 719-635-0330  
www.banninglewisranchmetrodistrict.com

## **NOTICE OF REGULAR MEETING AND AGENDA**

**DATE:** April 23, 2026

**TIME:** 5:00 p.m.

**LOCATION:** The Northtree Ranch House  
6885 Vista Del Pico  
Colorado Springs, CO 80927  
And via Microsoft Teams

**ACCESS:** To attend via Microsoft Teams Videoconference, use the link below:  
<https://teams.microsoft.com/meet/289000229401503?p=H6uI9FbCkGjle9KLFM>

To attend via telephone, dial 720-547-5281 and enter Conference ID: 307 695 898#

### **Board of Directors**

Tyler Jones  
Scott Smith  
Erica Vashti  
Audrey Lam  
Vacant

### **Office**

President  
Secretary/Treasurer  
Assistant Secretary  
Assistant Secretary  
Director

### **Term Expires**

May, 2029  
May, 2027  
May, 2027  
May, 2029  
May, 2027

## **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. Acknowledge resignation of Don Ferron III, effective February 26, 2026.
- F. Consider appointment of Jeff Powles to the Board of Directors. Administer Oath of Office.
- G. Consider election of officers.

- H. Authorize Board member to be Bill.com approver.
- I. Confirm Cooperation Committee members.
- J. Review and consider approval of minutes from the February 26, 2026 special Board meeting (enclosure).

**II. CONSENT AGENDA**

- A. Ratify approval of Emergency Services, Mitigation, Environmental Work Authorization from All Phase Restoration LLC in the amount of \$2,346.69 (enclosure).
- B. Ratify approval of Work Agreement with Reconstruction Experts, Inc. for Vista Water Park Pipe Burst Repairs in the amount of \$6,052 (enclosure).
- C. Ratify approval of Maintenance Services Agreement with Literally Everything LLC.
- D. Acknowledge termination of Literally Everything LLC.
- E. Ratify approval of Addendum to Inspection Agreement with Western States Fire Protection related to District No. 5 (enclosure).
- F. Ratify approval of Services Agreement with Aquatic Paradise Pools & Spas (enclosure).
- G. Ratify approval of Addendum to Services Agreement with Aquatic Paradise Pools & Spas (enclosure).

**III. FINANCIAL MATTERS**

- A. Review and consider acceptance of December 31, 2025 Unaudited Financial Statements and Schedule of Cash Position (enclosure).
- B. Review and ratify approval of previous claims (enclosure).

**IV. 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.

**V. MANAGER MATTERS**

- A. Managers' Report (enclosure).
- B. Ratify actions taken by management since the previous meeting.
- C. Discuss appointment of director authorized to advise and coordinate with management on operational matters arising between Board meetings.

## **VI. OPERATIONS AND MAINTENANCE MATTERS**

- A. YMCA Operations Report (enclosure).
- B. Retreat Operations Report (enclosure).
- C. Timberline Operations Report (enclosure).
- D. Landscaping Maintenance Operations Report (enclosure).
  - 1. Review and consider approval of proposal from Landscape Endeavors, Inc. for native to rock conversion – Vista Waterpark in the amount of \$6,127.00 (enclosure).
  - 2. Review and consider approval of proposal from Landscape Endeavors, Inc. for Village 2 West Vista Park rock conversion in the amount of \$27,644.00 (enclosure).
  - 3. Review and consider approval of proposal from Landscape Endeavors, Inc for Carriages 2 driveway paver repair in the amount of \$36,501.00 (enclosure).
  - 4. Review and consider approval of proposal from Landscape Endeavors, Inc for Village 1 annual color in the amount of \$12,000.00 (enclosure).
  - 5. Review and consider approval of proposal from Landscape Endeavors, Inc for Village 2 Vista del Pico school crosswalk rock conversion in the amount of \$12,981.00 (enclosure).
  - 6. Review and consider approval of proposal from Landscape Endeavors, Inc for Vista Cerro 2026 revamp phase 1 in the amount of \$16,950.00 (enclosure).
- E. Review and consider approval of proposals for security system enhancements (enclosure).
- F. Review and consider approval of proposals for security patrol (enclosure).
- G. Review and consider approval of proposals for painting work at Northtree Ranch House (enclosure).
- H. Review and consider approval of proposal from Haynes Mechanical Technology and Energy Solutions to replace control board on split system no. 3 in the amount of \$2,658.54 (enclosure).
- I. Review and consider approval of proposals for paver repairs at Carriages 1 (enclosure).
- J. Review and consider approval of proposal from Marmic Fire and Safety for fire inspections in the amount of \$2,945.12 (enclosure).

- K. Review and consider approval of proposal from Wester States Fire Protection Co. for inspection and repair in the amount of \$1,530.00 (enclosure).
- L. Review and consider approval of proposal from Deft Pest Solutions for preventative pest control (enclosure).

**VII. DIRECTORS MATTERS**

- A. Discuss request from District No. 5 regarding Bluestar Resort and Golf monthly report.

**VIII. DEVELOPMENT UPDATE**

**IX. OTHER BUSINESS**

**X. ADJOURNMENT**

**The next regular meeting is scheduled for July 23, 2026 at 5:00 p.m. at the Northtree Ranch House and via Microsoft Teams.**