BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 3

121 S. Tejon St., Suite 1100
Colorado Springs, CO 80903
719-365-0330
www.banninglewisranchmetrodistrict.com

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Thursday, November 19, 2026

TIME: 10:00 a.m.

LOCATION: North Tree Ranch House
6885 Vista Del Pico Blvd
Colorado Springs, CO 80927
Via Microsoft Teams

ACCESS: To attend via Microsoft Teams Videoconference, use the link below:
https://teams.microsoft.com/meet/2625607031273550?p=sicLv2fXBksEL24eZW

To attend via telephone, dial 720-547-5281 and enter Conference ID: 333 479 031#

Board of Directors	Office	Term Expires
Troy MacDonald	President	May, 2027
Joseph P. Roland	Assistant Secretary	May, 2027
Deborah K. Thompson	Assistant Secretary	May, 2027
Vacant	Director	May, 2029
Vacant	Director	May, 2029

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. Acknowledge resignation of Carl Johnson from the Board of Directors, effective June 10, 2026 and resignation of Katie Alessandri, effective August 1, 2026.

E. Discuss vacancies on the Board.

F. Consider appointment of officers.

President: _____
Secretary: _____
Treasurer: _____

G. 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.

H. Review and consider approval of minutes from the January 15, 2026 Regular Board Meeting (enclosure).

I. Ratify appointment of Joseph Roland to Cooperation Committee.

J. Review and consider adoption of Annual Administrative Resolution for 2027 (enclosure).

1. Proposed 2027 meeting dates: 3rd Thursday of January, April, July, and November at 10:00 a.m. at the North Tree Ranch House, 6885 Vista del Pico, Colorado Springs, Colorado.

K. Schedule 2027 Annual Meeting.

II. FINANCIAL MATTERS

A. Review and consider acceptance of September 30, 2026 Unaudited Financial Statements, Schedule of Cash Position and Property Tax Schedule (enclosure).

B. Conduct Public Hearing to consider amendment of the 2026 Budget. If necessary, consider adoption of Resolution to Amend the 2026 Budget.

C. Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution to Adopt the 2027 Budget, to Set Mill Levies and to Appropriate Sums of Money (enclosure).

D. Authorize District Accountant to prepare the DLG-70 Certification of Tax Levies form ("MLC") for certification to the Board of County Commissioners and other interested parties.

E. Update on engagement letters for 2026 audit.

F. Acknowledge CLA Cash Access Policy (enclosure).

G. Review and ratify acceptance of 2025 Audit (enclosure).

III. LEGAL MATTERS

A. Review and consider adoption of Resolution Calling a Regular Election for Directors on May 4, 2027, appointing the Designated Election Official ("DEO"), notice and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. Self-Nomination and Acceptance Forms are due by February 26, 2027. Discuss need for ballot issues and/or questions (enclosure).

B. Review and consider adoption of Resolution Designating the Official Custodian of Records and Adopting an Amended and Restated Policy on Responding to Open Record Requests (enclosure).

C. Acknowledge Resolution of Banning Lewis Ranch Metropolitan District No. 1 Adopting and Approving the 2026 Service Plan Amendment (enclosure).

IV. MANAGER MATTERS

A. Manager's Report (enclosure).

B. Discussion on special project opportunities.

1. Review and consider approval of proposal from Landscape Endeavors Inc. for Village 2 mulch to rock bed conversions in the amount of $40,305.00 (enclosure).

2. Review and consider approval of proposal from Landscape Endeavors Inc. for signage and monument bed enhancements in the amount of $11,206.00 (enclosure).

C. Review and consider approval of Property and Liability Coverage renewal for 2027. Discuss changes needed to property schedule (if any) (enclosure).

D. Review and consider approval of workers' compensation coverage for 2027 (enclosure).

E. Review and consider approval of CLA Statements of Work for 2027 for management services, accounting services and payroll services (enclosure).

V. OTHER BUSINESS

VI. ADJOURNMENT

There are no meetings scheduled for the remainder of 2026.