BANNING LEWIS RANCH REGIONAL METROPOLITAN DISTRICT NO. 2

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

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: December 2, 2026

TIME: 2:00 p.m.

LOCATION: Via Microsoft Teams

ACCESS: To attend via Microsoft Teams Videoconference, use the link below:
https://teams.microsoft.com/meet/258307600127722?p=nCAIjUymYsh3G1BUeK

To attend via telephone, dial 720-547-5281 and enter Conference ID: 904 522 349#

Board of Directors	Office	Term Expires
Scott Smith	President	May 2027
Jeff Powles	Secretary	May 2027
Audrey Lam	Treasurer	May 2029
Tyler Jones	Assistant Secretary	May 2029
Bruce Rau	Assistant Secretary	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 notice.

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 July 29, 2026 regular Board meeting, July 29, 2026 annual meeting and September 9, 2026 special Board meeting (enclosure).

F. Consider adoption of the Resolution Regarding 2027 Annual Administrative Matters (enclosure).

1. Proposed 2027 Meetings: Last Wednesday of February, May, August and Third Wednesday of November at 1:00 p.m. via video teleconference.

G. Schedule 2027 Annual Meeting.

II. FINANCIAL MATTERS

A. Approve and/or ratify approval of previous claims (enclosure).

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

C. Review Engineer's Report and Verification of Costs Report No. 55 Associated with Public Improvements, prepared by Schedio Group LLC. Consider acceptance of verified costs (enclosure).

D. Review Engineer's Report and Verification of Costs Report No. 56 Associated with Public Improvements, prepared by Schedio Group LLC. Consider acceptance of verified costs (enclosure).

E. Review Engineer's Report and Verification of Costs Report No. 57 Associated with Public Improvements, prepared by Schedio Group LLC. Consider acceptance of verified costs (enclosure).

F. Review Engineer's Report and Verification of Costs Report No. 58 Associated with Public Improvements, prepared by Schedio Group LLC. Consider acceptance of verified costs (enclosure).

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

H. Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution to Adopt the 2027 Budget, Appropriate Sums of Money and Authorize the Certification of the Tax Levy (enclosure).

I. 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.

J. Update on engagement letters to prepare the 2026 Audit.

K. Acknowledge CLA Cash Access Policy (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 28, 2027. Discuss need for ballot issues and/or questions (enclosure).

B. Update on Filing 40 Channel Improvements contract.

C. Rescind award of contract for Filing 40 Channel Improvements to Gordon Construction.

D. Consider award of contract for Village A Amenity (to be distributed).

IV. MANAGER MATTERS

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

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

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

V. OTHER BUSINESS

VI. ADJOURNMENT

There are no meetings scheduled for the remainder of 2026.