BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 4

121 South Tejon St., Suite 1100
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NOTICE OF REGULAR MEETING AND AGENDA

DATE: November 30, 2026

TIME: 6:00 p.m.

LOCATION: 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/2324956947895268?p=94YNOE9PbUEBuy26M3

To attend via telephone, dial 720-547-5281 and enter Conference ID: 301 356 060#

Board of Directors	Office	Term Expires
Ronald Dodolak	President	May, 2029
Scott Smith	Treasurer	May, 2027
Marc Sage	Director	May, 2027
Jason Bandel	Director	May, 2029
Vacant	Director	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. Discuss vacancy on the Board.

E. Consider appointment of eligible elector to the Board of Directors.

F. 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.

G. Review and consider approval of minutes from the July 27, 2026 regular meeting and July 27, 2026 annual meeting (enclosure).

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

1. Proposed 2027 Meeting Dates: last Monday of January, April, July, and November at 6:00 p.m. at the Northtree Ranch House, 6885 Vista del Pico, Colorado Springs, CO and via Microsoft Teams.

I. Schedule 2027 Annual Meeting.

II. FINANCIAL MATTERS

A. Review and consider acceptance of September 30, 2026 Unaudited Financial Statements, Schedule of Cash Position and Ptax Statement (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, Appropriate Sums of Money and Authorize the Certification of the Tax Levy (enclosure).

D. Update regarding 2026 Audit engagement letters.

E. Acknowledge CLA Cash Access Policy (enclosure).

F. Discussion regarding bond refinancing.

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. Discuss District tract transfers.

IV. MANAGER MATTERS

A. Manager's Report (enclosure).

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

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

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

V. OTHER BUSINESS

VI. ADJOURNMENT