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: July 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/261384836367303?p=z1n5nX48D6rXX0EC1d

To attend via telephone, dial 720-547-5281 and enter Conference ID: 722 475 227#

Board of Directors	Office	Term Expires
Jeff Powles	President	May, 2027
Tyler Jones	Secretary/Treasurer	May, 2029
Scott Smith	Assistant Secretary	May, 2027
Erica Vashti	Assistant Secretary	May, 2027
Audrey Lam	Assistant Secretary	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. 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 April 16, 2026 special Board meeting and April 23, 2026 regular Board meeting (enclosure).

II. CONSENT AGENDA

A. Ratify approval of Addendum to Service Agreement with Cultiv8 Growth LLC for plant care service at the Ranch House (enclosure).

B. Ratify approval of Addendum to service Agreement 2026 with Jan-Pro Franchise Development of Southern Colorado – The Barn to provide an additional weekly mini-clean at The Barn in the additional cost of $687.00 per month (enclosure).

C. Ratify approval of Amendment to Deft Pest Solutions Agreement for The Barn (enclosure).

D. Ratify approval of Addendum to Service Agreement with High Desert Services of Colorado LLC for on-call handyman services for The Barn (enclosure).

E. Ratify approval of First Amendment to Lifestyle Experience Programming & Management Services Agreement with BlueStar Resort & Golf (enclosure).

F. Ratify approval of Addendum to Proactive Preventative Maintenance Agreement with Haynes Mechanical Systems for service at the Enclave mail room (enclosure).

G. Ratify approval of Addendum to Agreements with Centennial Concrete & Waterproofing, LLC for asphalt repairs in the amounts of $95,042 & $28,841 (enclosure).

H. Ratify approval of Twelfth Amendment to Community Center Management and Services Agreement (The Retreat Pool Testing Services) with the YMCA (enclosure).

I. Ratify approval of First Amendment to Agreement for Design Review and Covenant Enforcement Services with Timberline Management & Consulting for additional covenant enforcement drives in the amount of $8,955.00 (enclosure).

III. FINANCIAL MATTERS

A. Review and consider acceptance of April 30, 2026 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.

B. Discuss non-resident pool use policy & fee schedule.

C. Discuss billing collection policy.

D. Review and consider approval of updated covenant enforcement policy related to certified mailing changes.

E. Discuss overall fee schedule.

V. MANAGER MATTERS

A. Managers' Report (enclosure).

B. Ratify actions taken by management since the previous meeting.

VI. OPERATIONS AND MAINTENANCE MATTERS

A. YMCA Operations Report (to be distributed).

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 Dublin/Vista del Pico area in the amount of $27,495.00 (enclosure).

E. Review and consider approval of Second Amendment to Agreement for Design Review and Covenant Enforcement Services with Timberline Management & Consulting for design review revisions in the amount of $17,665.00 (enclosure).

F. Review and consider approval of proposal from American-Blade, Inc for Retreat dog park project in the amount of $49,456.50 (enclosure).

G. Review and consider approval of proposal from Smith Electric for pole lighting for tennis courts (enclosure).

VII. DIRECTORS MATTERS

VIII. DEVELOPMENT UPDATE

IX. OTHER BUSINESS

A. Consider rescheduling budget hearing Board meeting on November 19, 2026 to December 3, 2026.

X. ADJOURNMENT

The next regular meeting (budget hearing) is tentatively scheduled for November 19, 2026 at 5:00 p.m. at the Northtree Ranch House and via Microsoft Teams.