

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 5 (THE “DISTRICT”)
HELD
NOVEMBER 19, 2024

A special meeting of the Board of Directors of the Banning Lewis Ranch Metropolitan District No. 5 (referred to hereafter as the “Board”) was convened on Tuesday, November 19, 2024, at 9:30 a.m., at The Barn, 9150 Braemore Heights, Colorado Springs, 80927 and via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors in attendance were:

Steve Langer, President
Dawson Hubert, Vice President
Bob Burnett, Director
J. Larson, Secretary
Joy Blum, Treasurer

Also, In Attendance Were:

Krista Baptist and Rob Lange, CliftonLarsonAllen LLP (“CLA”)
Collin Mielke; Seter, Vander Wall & Mielke, P.C.
Gary Haverland, Loren Gallup, Suzanne Qualia, Ginny Beteille, Kathi Giddens, Sherri Pierson, Chip Jamison, Margaret Mecca, Phillip & Sherri Parrish, Loretta Pennie, Velma Hendrickson, Lillian Rigdon, Bill Garis, Randy Schillinger, James Yost and Doug Loheay;
Members of the Public

ADMINISTRATIVE MATTERS

Call to Order and Agenda:

The meeting was called to order at 10:13 a.m. by Director Langer. The Board reviewed and approved the agenda for the meeting.

Disclosures of Potential Conflicts of Interest:

The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted by Attorney Mielke that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no additional conflicts were disclosed at the meeting.

Quorum, Location of Meeting, Posting of Meeting Notice:

Ms. Baptist confirmed the presence of a quorum.

It was noted that notice of the time, date and location was duly posted and that no objections to the location or any requests that the meeting place be changed by taxpaying electors within the District's boundaries have been received.

Public Comment:

There were no public comments.

DIRECTOR MATTERS

Finance Committee Report:

Director Larson reviewed the Finance Committee Report with the Board.

Review and Consider Approval of Special Projects for 2025:

Director Larson reviewed the special project addition considerations including gate mechanism upgrades and window blinds additions. The Board discussed and feedback was requested by the community members in attendance.

Following discussion, upon a motion duly made by Director Langer, seconded by Director Burnett and, upon vote, unanimously carried, the Board approved an addition of NTE \$20,000 to the 2025 Special Projects Fund Budget for options of gate enhancements and to continue review of options for approval and final recommendations at a later meeting.

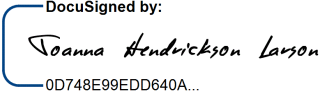
Upon a motion duly made by Director Blum, seconded by Director Hubert and, upon vote, unanimously carried, the Board approved an addition of NTE \$20,000 to the 2025 Special Projects Fund Budget for option of window blinds and to continue review of options, including window tinting, for approval and final recommendations at a later meeting.

OTHER MATTERS

None.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Larson, seconded by Director Langer and, upon vote, unanimously carried, the meeting was adjourned at 10:54 a.m.

By 

Secretary for the Meeting

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In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	2/21/2025 10:06:35 AM
Certified Delivered	Security Checked	2/24/2025 2:32:51 PM
Signing Complete	Security Checked	2/24/2025 2:38:47 PM
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