BANNING LEWIS RANCH METROPOLITAN DISTRICT NO 5
Special Board Meeting Minutes

Meeting Date: Thursday June 25, 2026
Meeting Time: 9:06am to 10:46am
Meeting Location: The Barn (9150 Braemore Heights Colorado Springs, CO 80927); Online video conference site https://www.gotomeet.me/DistrictBoardMeetingRoom2 Members of the public may also participate via phone using the dial-in number (646) 749-3112 and access code #534-031-373).

I. Roll Call (9:06am)

A special meeting of the Board of Directors of the Banning Lewis Ranch Metro District No 5 (District) was called and held as shown above and in accordance with the statutes of the State of Colorado. The following directors were in attendance:

Directors	Office	Attendance
Steve Langer	President	Present
Susan Greulich	Secretary	Present
Joy Blum	Treasurer	Present
Gerald Cohen	Director	Absent (excused)
James Dries	Director	Present

Also, in attendance was Annemarie Nelson (District Managers) with Wolfersberger LLC; and over 100 homeowners (65 online and 40 in person).

II. Call to Order

The meeting was called to order by Director Langer. Director Langer noted that a quorum of the Board was present and the Directors confirmed their qualification to serve, the meeting notice was duly posted on the District's website and, therefore, called the regular meeting of the Board of Directors of the District to order.

III. Disclosure Matters

The District Manager reminded the Board that pursuant to Colorado law, certain disclosures by the Board members may be required prior to taking official action at the meeting. The Board reviewed the agenda for the meeting, following which all Board members disclosed no conflicts of interest.

IV. Administrative Matters

1) Meeting Agenda: The Board reviewed the agenda as presented by the District Manager. Director Langer moved to approve the agenda as presented. Director Dries seconded the motion and the Board voted 4-0 to approve the agenda.

2) Review and consider approval of Peak Surveys bid: The Board reviewed the bid provided by Director Langer. Director Langer motioned to approve the bid as presented providing no major changes or concerns provided by the community by July 2nd. Director Dries seconded motion and the Board voted 4-0 to approve the motion.

V. Director Matters

Director Langer read the following statement:

"We have published 14 Newsletters and have held numerous public events covering our move toward independence. We are available anytime, respond to emails, and publish the questions and answers posed to us so everyone can benefit. Late May a resident posted on Facebook that Steve Langer (MD5 Board President) was holding secret meetings on the future lifestyle services, and this resident expressed concerns about volunteering, and the unfairness that an outcome of the secret meeting will be that volunteering will be mandatory. This is misinformation. So if you'll bear with me, I feel addressing this posting affords another opportunity to communicate and clarify the strategy to build a strong resident governed future at the Retreat, and call out misinformation that may be detrimental to our community's success. I will highlight what was stated in the Facebook posting and reply. Importantly, I am doing this as Board president, the posting was directed at me, so the response is just from me as Board president.

Resident Statement: Steve Langer president of md5, has been holding secret meetings in the barn with residents who would like to get rid of Bluestar to save the cost and changing it to having it run by the residents ie activities parties events and social gatherings.

President's Response: The meeting being referred to was a resident led meeting, with the objective to explore improvement of Lifestyle Services and to discuss transitions to independence from MD1. Constructive input, respectful dialogue, and communication strengthen the community. I encourage open discussion, thoughtful brainstorming, and respectful sharing of ideas from all residents. Residents who are interested in helping study new ideas on ANYTHING, especially matters related to our independence from MD1, are encouraged to contact a Board member and we can try to line you up with other residents with similar interests. On Volunteering, that has been part of the social connectivity that makes the Retreat great. However, there are no plans for residents to be in charge of all events and activities for the Retreat residents. Professionals, contractors, and other outside vendors will continue to provide these services at the Retreat. Volunteering will never be mandatory.

Regarding BlueStar specifically, I along with the Finance and the RFP Selection Committees and MD1 President, are meeting with BlueStar on June 29th to do a 6 month review to discuss what has worked, opportunities to improve and maintain the level of Lifestyle services expected by Retreat residents. No decisions have been made, no contract talks have taken place, regarding BlueStar after we are independent. BlueStar management requested we work through MD1 this year on questions and issues, so this will be the first time since January that we've connected directly with BlueStar management. June 29th. We are looking forward to it.

Resident Statement: It would mean that we the residents would handle planning, set up, decorating , clean up and researching ideas etc . I know that I bought into this retreat because we liked these services and creative ideas. Personally I love to set up activities and clubs for us all to join in but I don't want to have to do all the work for lifestyles as many of us do. I am also concerned about creating more conflicts among residents with decisions and choices in regards to these events ie where, when ,costs, food,decorating, ideas and so forth. I am retired and don't want to do clean up work either . We have quite a few clubs that the residents are leading for our enjoyment. More than most lifestyle venues- we are a very giving community with our time already. I don't believe that this is fair to us as residents, and I don't believe the savings outway the benefits in the retreat. how it might affect price values. I think that is part of the draw to our community .

President's Response: Restating, there are no plans for residents to be in charge of all events and activities for the Retreat residents, but we do encourage volunteerism, let there not be any question about that.

Regarding costs and resident engagement, responsible governance means considering costs and benefits, and welcoming discussions on alternative operating models which may best serve the community in the future. We are lucky we have residents who care and they can share their ideas with the community. The board can consider and may vote on these ideas. Decisions will be made on what is best for the community, meets the needs and desires of the residents of this community, and which meet the board's fiduciary responsibilities. Decisions have and will not be based on any one resident's assumption about what "everyone" wants or considers to be valuable to the community.

Resident Statement: If you agree please email Steve Langer at sbl0711@gmail.com with your opinions concerns about these changes. I hope with volume of residents who feel the same we will be heard and matter.

President's response: I, and my fellow Board members, board and other committee members, are working hard to preserve friendships, trust and community. Misinformation may create governing dysfunction, eroded trust in the community and decision making, and inhibit community progress. I outlined in a special newsletter what sources you can rely on for accurate board considerations, actions, proposals, decisions.
If you have ANY concerns with me, or the Board and board committees, you know how to reach me or do reach out to Annemarie, our community manager with Wolfersberger, and I believe you know how to reach her as well.
Steve Langer, MD5 Board President"

Director Dries provide an updated-on facilities items:

- All gates are proposed to be closed by August 1st. Logistics are being finalized at this time. More information will be provided at the next meeting.
- Pigeon mitigation has been completed at the Barn.
- Concerns have been raised regarding storage of extra tables and chairs in the gym area. The Facilities Committee is working on alternative arrangements for the storage. More information will be provided at the next meeting.
- Dead trees will be replaced in the next few weeks.
- Street cracks maintenance will begin July 23rd. Once a scheduled has been received by the contractor, the information will be sent out to the community.

VI. Public Comments

Mr. Bill expressed concern regarding compliance concerns regarding his neighbor.

Ms. Jay noted her approval of the survey bid.

Mr. Rich requested to be added to the list for future surveys and expressed his option on the gym and the gates.

Ms. Joyce expressed concerns regarding bird feeders in the community.

Mr. John expressed concern regarding the pool.

VII. Legal Matters

1) Review and consider engagement letter with Altitude Law for enforcement and collection: The Board reviewed the engagement provided by District Manager. Director Langer motioned to approve the engagement letter on a non-retainer basis providing no major changes or concerns provided by the community by July 2nd. Director Blum seconded motion and the Board voted 4-0 to approve the motion.

VIII. Enforcement Matters

1) Review and consider Enforcement and Collection Policy: District Manager presented the updated Enforcement and Collection Policy for the Board to review and discuss. The Board agreed to send out the policies to the community to review and provide feedback. The decision will be tabled until the next meeting.

2) Review and consider updated Community Guidelines: District Manager presented the updated community guidelines prepared by the DRC Committee and Parking Committee. Mr. Hill presented information on the parking section of the community guidelines. The Board agreed to send out the proposed community guidelines to the community to review and provide feedback. The decision will be tabled until the next meeting.

IX. Committee Matters

1) Status update – Sales Office Committee: Director Greulich reported the Committee has recommended an architect to the Board for approval. This discussion will be tabled until the next meeting.

X. Adjournment (10:46am)

There being no further business to come before the Board, and upon motion duly made by Director Langer and unanimously carried, the meeting was adjourned. The next regularly scheduled board meeting will be held at 9:00am on Thursday July 16, 2026 at The Barn (9150 Braemore Heights Colorado Springs, CO 80927)

DocuSigned by:
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Secretary

7/17/2026
Date