

BANNING LEWIS RANCH METROPOLITAN DISTRICT NO 5

Special Board Meeting Minutes

Meeting Date: Thursday August 13, 2026

Meeting Time: 9:05am to 9:16am

Meeting Location: 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 (9:02am)

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 (unexcused)
Vacancy		

Also, in attendance was Annemarie Nelson (District Managers) with Wolfersberger LLC; and 29 homeowners log on the meeting.

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 Greulich seconded the motion and the Board voted 3-0 to approve the agenda.

V. Director Matters – None

VI. Public Comments - None

VII. Legal Matters

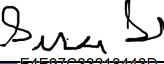
- 1) Review and consider engagement letter with KAV Bond Counsel: The Board reviewed the engagement letter. Director Blum motioned to approve the engagement letter as presented. Director Greulich seconded the motion and the Board voted 3-0 to approve the motion.

VIII. Committee Matters

- 1) Status update – Facilities Committee: Director Langer reported the pool will be closed from August 17-20th for the replacement of the filter that has pending repair due to being on back order. Due to the closure the Board has agreed to extend the closure date until September 13th with the Doggie Day on September 14th.

IX. Adjournment (9:10am)

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 September 17, 2026 at The Barn (9150 Braemore Heights Colorado Springs, CO 80927)

DocuSigned by:

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Secretary

9/19/2026

Date