BANNING LEWIS RANCH METROPOLITAN DISTRICT NO 5
Regular Board Meeting Minutes

Meeting Date: Thursday January 15, 2026
Meeting Time: 9:03am to 10:13am
Meeting Location: The Barn (9150 Braemore Heights Colorado Springs, CO 80927)

I. Roll Call (9:03am)

A regular meeting of the Board of Directors of the Dancing Willows Metro District (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 Charles Wolfersberger and Annemarie Nelson (District Managers) with Wolfersberger LLC; Colin Mielke and Courtney Intara, with Spencer Fane, PC (District General Counsel); and the following homeowners: 1) Ms. Woellhof; 2) Mr. Jamison; 3) Ms. Sievesman; 4) Mr. Nisenbaurm; 5) Ms. Larson; 6) Mr. Nash; 7) Ms. Paries; 8) Mr. Miller; 9) Ms. Rigdon; 10) Mr. Schmitz, 11) Mr. Smith; 12) Ms. Sopp; 13) Ms. Johns; 14) Mr. Davis; 15) Ms. Wedmark; 16) Ms. Hart; 17) Mr. Vine; 18) Mr. Vine; 19) Mr. Torrez; 20) Ms. Green; 21) Ms. Hodson; 22) Ms. Medaris; 23) Mr. and Mrs. Wiens; 24) Mr. Hogan; 25) Ms. Parrish; 26) Ms. Lane; 27) Ms. Austin; 28) Ms. McGowan; 29) Mr. Colby; 30) Ms. Beteille; 31) Ms. Mecca; 32) Ms. Hendrickson; 33) Ms. Pierson; 34) Ms. Pennie; 35) Mr. Carnesi; and 36) Mr. Sheeren.

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 December 08, 2025 meeting minutes: The Board reviewed the draft of the minutes as drafted by Director Greulich. Director Langer motioned to approve the minutes as presented. Director Greulich seconded the motion and the Board voted 4-0 to approve the motion.

3) Review and consider 2026 Administrative Resolution: The District Manager presented and the Board reviewed and discussed the 2026 administrative resolution. The Board agreed to keep officer positions the same among the directors. Director Langer motioned to approve the 2026 Administrative Resolution as presented. Director Blum seconded the motion and the Board voted 4-0 to approve the motion.

   Action Item #1: The District Manager will post the 2026 administrative resolution on the District's website.

4) Status update – Management transition: Mr. Wolfersberger reported we are working with the previous management company to obtain documents as they are being release by MD1.

V. Director Matters – None

VI. Public Comments

The following two homeowners addressed the Board:

Mr. Davis commented that he was not too impressed with the BlueStar presentation. He also expressed concerns about exit gate needing repair work to function properly.

Ms. Beteille requested the Board consider allocating $200 to the Board and Committee to pay for needed supplies. Currently the Boad and Committees are funding the supplies on their own.

VII. Financial/Contractual Matters:

1) Review and consider audit engagement letter with Flynn CPA Group: The Board reviewed and discussed the engagement letter submitted by Flynn CPA Group to audit the District's 2025 annual financial statements. Director Langer motioned to approve the engagement letter as presented. Director Blum seconded the motion, and the Board voted 4-0 to approve the motion.

VIII. Manager Matters

1) Community Manager Report: Ms. Nelson presented the following report:

Banning Lewis Ranch Metro District #5

Manager Report

Information & Coordination
Management attended an informational meeting with BlueStar to ensure responsibilities are clearly defined and communication channels are properly established. Coordination among all involved parties is ongoing to maintain alignment and transparency.

Homeowner Engagement
Wolfersberger LLC conducted one homeowner Meet & Greet meetings, providing residents with an opportunity to ask questions, receive updates, and become familiar with current and upcoming changes.

Operational Transition
The transition from CLA to Wolfersberger LLC is progressing behind the scenes. Required information and documentation are being accessed through existing legal agreements to support a smooth and uninterrupted transition.

Technology & Communications
A new community website is currently in development and is intended to improve communication, accessibility, and the availability of community information.

Maintenance & Services
Management is evaluating the potential engagement of a handyman service to address routine maintenance items more efficiently.

Next Steps

- Confirm dates for **two homeowner training meetings in February** related to the new payment process.
- Continue oversight of the operational transition to ensure continuity of services.
- Provide additional updates to the Board as timelines and details are finalized.

IX. Legal Matters

Mr. Mielke had no legal matters for the Board.

X. Committee Matters

1) Status update – Finance Committee: The Committee presented the following information:

Facilities Committee Update – January 15th 2026 – MD5 Board Meeting

•BARN INTERIOR PUNCH LIST
- **A few minor issues outstanding**
- **CLA has set a goal to complete all of these by end of January**

•SWIM POOL REPAIRS
- **RFP should be distributed to prospective bidders this week, and MD1 has set a goal to have an award by early February**

•DOG PARK REDO
- **Requires complete landscape revamp. Will submit bids soon**
- **We have 3 options provided by Landscape Endeavors, needs board review and approval**

•SAFETY ISSUES
- **NEED FUNDS FOR ROAD SIGNS**

•BROKEN ASPHALT
- **In Spring we'll review all Retreat road needing repair. IMPORTANT – As Oakwood winds down development, we will need to review all the public spaces and create must be completed lists for sidewalks, roadways and landscaped areas**

2) Status update – Facilities and Safety Committee: The Committee presented the following information:

Finance Committee Report

January 2026

The committee met Monday January12th.

Per Scope of the Committee

- One new 2026 funding request was received (Dog Park); Currently 5 now pending. 2026 Special projects will need further detailing in Q1. Asking BOD to set a cutoff for written requests for 2026 funding consideration.
- A November SRF is expected about the time of the January 22 MD 1 Board meeting. October statements are not expected to be produced.
- Accounting, Billing, and District Management combined have spent almost all of their $220 K annual budget through September.
- We have yet not seen Nov and Dec CLA invoices. We are projecting Accounting, Billing, and District Management to be $120 K over budget for the year.
- Finance Committee is again a full committee with the addition of Julie Sieverman.
- Finance Committee continues to obtain copies of all contracts, and is currently working on obtaining 2026 contracts. Still some to obtain per last communication.
- An Open Records request was made for the BlueStar contract and the MD 1 President is looking into Exhibit A, Scope of Services. Without the Scope of Services, the committee did not have sufficient information for proper analysis nor able to make specific recommendations to the BOD.

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Other Updates

- SOME things to be aware of from Blue Star contract: Mgmt fee is separated from onsite staffing fees, Events increase, Uncertain what optional "Other Items" were opted in (last page of Exhibit B)
- Need for Fiscal Forecasting now since close to fully built out, Tom has agreed to start the process of KPIs /Performance Measures. He is currently reviewing the last three years of groundwork on this.
- MD 5 expects to improve communication with new community manager on project status updates and improve the special projects process.
- CLA, Amenities and Pool currently projected to be over budget, CLA remaining year invoices (last two months) remain a concern. Asset tracking needs to be implemented and inventory conducted in 2026.
- At this time, we are projecting ending 2025 with a positive $100 – 110 K change in SRF fund balance.
- Cost Containment measures have been implemented for 2026 (like Fix price services).

Board Notice: The Finance Committee is anticipating more timely information from Wolfersberger and beginning in April, intends to move its regular meetings one week earlier to one and a half weeks before the Board meeting.

The Committee is beginning to develop a proposal to amend the MD 5 2026 Budget.

XI. Adjournment (10:13am)

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 March 19, 2026 at The Barn (9150 Braemore Heights Colorado Springs, CO 80927)

DocuSigned by:
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Secretary

3/21/2026

Date