

RECORD OF PROCEEDINGS

MINUTES OF THE COORDINATED SPECIAL MEETING OF

THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 1

HELD

October 10, 2022

The Board of Directors of The Lakes at Centerra Metropolitan District No. 1 held a coordinated Special meeting, open to the public, via MS Teams on Monday, October 10, 2022, at 3:00 p.m.

ATTENDANCE

Directors in Attendance:

Kim Perry, President and Chairperson
Tim DePeder, Vice President/Asst. Secretary
Josh Kane, Secretary/Treasurer
Abby Kirkbride, Asst. Secretary
Sam Salazar, Asst. Secretary

Also in Attendance:

Alan Pogue; Icenogle Seaver Pogue, P.C.
Brendan Campbell, Irene Buenavista, Andrew Kunkel, Bryan Newby,
Casey Milligan, and Nic Ortiz; Pinnacle Consulting Group, Inc.
Jim Niemczyk, and Jeff Breidenbach; McWhinney
Gary Dreith, James Laferriere, Susan Draut, Larry Luke, Lucia Hagy,
and Carla Dolin; Members of the Public

CALL TO ORDER

The Coordinated Special Meeting of the Board of Directors of The Lakes at Centerra Metropolitan District No. 1 was called to order at 3:05 p.m. by Director Perry, noting that a quorum was present for the Board. Each of the Directors confirmed their qualifications to serve on the Board. Mr. Kunkel confirmed that prior to the meeting each of the Directors had been notified of the meeting.

CONFLICTS OF INTEREST DISCLOSURE

Mr. Pogue noted that notices of potential conflicts of interest for all Board Members were filed with the Colorado Secretary of State's Office, disclosing that potential conflicts of interest may exist, as all Board Members are employees of McWhinney Real Estate Services, Inc. which is associated with the primary landowner and developer of land within the District. Mr. Pogue advised the Board that pursuant to Colorado law, certain disclosures by the Board Members might be required prior to taking official action at a meeting. The Board reviewed the agenda for the meeting, following which each Board Member present confirmed the

RECORD OF PROCEEDINGS

contents of the written disclosures previously made stating the fact and summary nature of any matters as required under Colorado law to permit official action to be taken at the meeting. Additionally, the Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

AGENDA

The Board considered the agenda. Upon a motion duly made by Director Kane, seconded by Director DePeder and, upon vote, it was unanimously

RESOLVED to approve the agenda, as presented.

PUBLIC COMMENT

The Board opened the meeting to public comment. Mr. Luke and Ms. Hagy commented on the Explorer Park design and bid process.

CAPITAL INFRASTRUCTURE ITEMS

Capital Fund Summary Review: Mr. Milligan reviewed the Capital Fund Summary with the Board and answered questions.

Bid Summary Memorandum for Lakes Explorer Park Public Improvements: Mr. Milligan reviewed the Bid Summary Memorandum and answered questions.

Construction Contract for Public Infrastructure Improvements: Mr. Milligan presented a Construction Contract with RCD Construction, Inc. for Public Infrastructure Improvements. Following review, upon motion duly made by Director Kane, seconded by Director DePeder and, upon vote, it was unanimously

RESOLVED to approve a Construction Contract with RCD Construction, Inc. for Public Infrastructure Improvements in an amount of \$568,394.28.

Construction Contract for Public Landscape and Hardscape Improvements: Mr. Milligan presented a Construction Contract with Waterwise Land and Waterscapes for Public Landscape and Hardscape Improvements. Following review, upon motion duly made by Director Kane, seconded by Director DePeder and, upon vote, it was unanimously

RESOLVED to approve a Construction Contract with Waterwise Land and Waterscapes in an amount of \$1,151,505.69.

Approval of Project Budget: Mr. Milligan reviewed the Explorer Park project budget with the Board and answered questions. Following

RECORD OF PROCEEDINGS

review, upon motion duly made by Director Kane, seconded by Director DePeder and, upon vote, it was unanimously

RESOLVED to approve the Explorer Park project budget in the amount of \$2,400,000.00.

ITEMS FROM
DIRECTORS

There were no Items from Directors.

OTHER MATTERS

There were no Other Matters to present.

ADJOURNMENT

There being no further items to bring before the Board, the meeting was adjourned at 3:42 p.m.

Respectfully submitted,

Bryan Newby

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Recording Secretary for the Meeting