

THE LAKES AT CENTERRA CONSOLIDATED
METROPOLITAN DISTRICT

NOTICE OF ORGANIZATIONAL MEETING AND AGENDA

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
James Laferriere	President	May 2029
Susan Draut	Vice President	May 2027
Stephen Piereson	Treasurer	May 2027
Jarilyn Wagner	Secretary	May 2029
Lance Noble	Asst. Secretary	May 2029

Date: May 5, 2026 (Tuesday)

Time: 6:00 P.M.

Place: 550 W. Eisenhower Blvd. Loveland, CO 80537, & Microsoft Teams/Teleconference

[Join the meeting now](#)

Meeting ID: 270 619 658 605 130; Passcode: zR2U8d3j

+1 720-721-3140,, 793031780# Phone conference ID: 793 031 780#

I. ADMINISTRATIVE ITEMS

- A. Declaration of Quorum.
- B. Call to Order.
- C. Qualification of Board Members/Oaths of Office and Bonds.
- D. Director Disclosure of any potential Conflicts of Interest.
- E. Approve Agenda.
- F. Confirm Location of Meeting, Posting of Meeting Notices.
- G. Public Comment. Limited to three (3) minutes per person.
- H. Discuss Duties of Board, President, Secretary, and Treasurer, and Consider Election of Officers.
- I. Discuss Governmental Immunity Memo.
- J. Consideration and Approval of Resolution Providing for the Defense and Indemnification of Directors and Employees of the District.
- K. Consider Engagement of a District Manager, Accountant, and Project Administrator.
- L. Consider and Approve Engagement of Icenogle Seaver Pogue, P.C. as General Counsel for the District.
- M. Discuss Insurance Requirements (public officials' liability, general liability, directors and officer's liability, and workers' compensation) and Consider Adoption of Resolution to obtain coverage through the Colorado Special Districts Property and Liability Pool.
- N. Consideration and Approval of Joining the Special District Association.
- O. Consideration and Approval of Establishing a District's Website.
- P. Consent to be listed on District Manager and Icenogle Seaver Pogue, P.C. Websites.

II. CONSENT AGENDA

- A. Approval of Minutes
 - 1. District Nos. 1-3: August 15, 2025, Annual Community Meeting.

2. District No. 1: January 22, 2026, Regular Meeting.
3. District No. 2: January 22, 2026, Regular Meeting.
4. District No. 3: January 22, 2026, Regular Meeting.
5. January 22, 2026, Special Meeting.

III. FINANCIAL ITEMS

- A. Consider/ratify approval of execution of: (1) Form SS-4 Application for Employer Identification Number; (2) Application for Sales Tax Exemption for Colorado Organizations; and (3) Application by Official Custodian for Assignment of PDPA Number for Public Funds Deposited in Banks.
- B. Public Hearing on Proposed 2026 Budgets.
- C. Consider Adoption on Proposed 2026 Budgets; Consider Approval of Resolution to Adopt Budgets; And Appropriate Sums of Money.

IV. LEGAL ITEMS

- A. Consideration and Approval of Organizational Matters Resolution, including Director Fees.
- B. Consideration and Approval of 2026 Meeting Resolution Establishing Regular Meeting Dates, Times, and Location, and Designating Locations for Posting of 24-Hour Notices.
- C. Consideration and Approval of Resolution Adopting a Public Records Policy Regarding the Inspection, Retention and Disposal of Public Records.
- D. Consideration and Approval of Resolution Approving Data Protection Policy for Protecting and Destroying Customer Information Maintained by the District.
- E. Consideration and Approval of Establishing District Investment Policy.
- F. Consideration and Approval of Technology Accessibility Statement and Adoption of an Accessibility Plan.
- G. Consideration and Approval of Resolution Accepting Outlots from CR Development, Inc.
- H. Consideration and Approval of Water Irrigation Lease Agreement with McWhinney Holding Company, LLLP.

V. DISTRICT MANAGER ITEMS

- A. District Managers' Report.
- B. Discussion of replacement of the playground slide at Explorer Park, including use of repair and reserve funds.
- C. Discussion of potential transfer or donation of Metro District land adjacent to the HOA pool, including ownership boundaries, feasibility, and process requirements.
- D. Discussion of temporary use of District open space for the Lakes at Centerra neighborhood garage sale, including permitting, liability, and indemnification requirements.
- E. Discussion of community interactive mapping tools, including current system capabilities and potential enhancements or alternatives.
- F. Discussion of proposed placement of a community "lending library" book box on District-owned property near the clubhouse playground.
- G. Discussion of a resident request to install a bluebird nesting box within District-managed natural area along the walking path near Mirror Lake Drive and Houts Reservoir, including appropriateness and permitting considerations.

VI. DIRECTOR COMMENT

VII. EXECUTIVE SESSION

- A. If necessary, pursuant to § 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice on specific legal questions.

VIII. ADJOURNMENT