

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 1

HELD
October 2, 2024

The Special Meeting of Lakes at Centerra Metropolitan District No. 1 was held via MS Teams and Teleconference on Wednesday, October 2, 2024, at 11:30 a.m.

ATTENDANCE

Directors in Attendance:

Kim Perry, President & Chairperson
Tim DePeder, Vice President/Asst. Secretary
Wendy Messinger, Assistant Treasurer

Directors Absent and Excused:

Samantha Salazar, Vice President/Assistant Secretary

Also in Attendance:

Alan Pogue; Icenogle Seaver Pogue, P.C.
Bryan Newby, Kieyesia Conaway, Irene Buenavista, Doug Campbell,
and Stanley Holder; Pinnacle Consulting Group, Inc.
Jeff Breidenbach; McWhinney.
Jerilyn Wagner and Susan Draut; Members of the Public

ADMINISTRATIVE ITEMS

Call to Order: The Special Meeting of the Board of Directors of the Lakes at Centerra Metropolitan District No. 1 was called to order by Director Perry at 11:31 a.m.

Declaration of Quorum/Director Qualifications/Disclosure of Potential Conflicts of Interest: Mr. Newby noted that a quorum was present, with three out of four Directors in attendance. All Board Members confirmed their qualifications to serve on the Boards. Mr. Pogue noted that notices of potential conflicts of interest for Board Members employed by McWhinney Real Estate Services, Inc., were filed with the Colorado Secretary of State's Office, disclosing that potential conflicts of interest may exist, as some 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 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

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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.

Approval of Agenda: The Board considered the approval of the agenda. Following review and discussion, upon a motion duly made by Director DePeder, seconded by Director Messinger, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as presented.

Public Comment: There were no Public Comments received.

LEGAL ITEMS

Discussion Regarding Millenium North-West Warranty and Repair: Mr. Pogue discussed with the Board the Millenium North-West Warranty and Repair and answered questions.

CAPITAL
INFRASTRUCTURE
ITEMS

Bid Memorandum: Mr. Holder presented the Roadway Punch Lists Bid Memorandum to the Board and answered questions.

Construction Contract with GLH Contractors, Inc.: Mr. Holder and Mr. Pogue presented the Construction Contract with GLH Contractors, Inc. in the amount of \$457,689.10 to the Boards and answered questions. Following review and discussion, the Board requested this item be tabled until the next regularly scheduled Board Meeting.

DIRECTOR
COMMENTS

There were no Director Comments to come before the Board.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 11:55 a.m.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Respectfully submitted,

Bryan Newby FOR
Kieyesia Conaway, Recording Secretary for the Meeting