

RECORD OF PROCEEDINGS

MINUTES OF THE COORDINATED ANNUAL MEETING OF LAKES AT CENTERRA METROPOLITAN DISTRICT NOS. 1-3

HELD
November 30, 2023

The Boards of Directors of the Lakes at Centerra Metropolitan District Nos. 1-3 held an annual meeting, open to the public, via MS Teams at 12:00 p.m. on Thursday, November 30, 2023.

ATTENDANCE

Directors in Attendance: (District No. 1)
Kim Perry, President & Chairperson
Tim DePeder, Vice President/Asst. Secretary
Samantha Salazar, Assistant Secretary

Directors Absent, but Excused:
Josh Kane, Secretary/Treasurer

Directors in Attendance: (District No. 2)
James Laferriere, President & Chairperson
Todd Canes, Vice President
Harold Lampport, Assistant Secretary

Directors Absent, but Excused:
Ralph Mathes, Secretary/Treasurer
Josh Kane, Assistant Secretary

Directors in Attendance: (District No. 3)
Kim Perry, President & Chairperson
Tim DePeder, Vice President/Asst. Secretary
Susan Draut, Assistant Secretary
Karl Sutton, Assistant Secretary

Directors Absent, but Excused:
Josh Kane, Secretary/Treasurer

Also in Attendance Were:
Alan Pogue; Icenogle Seaver Pogue, P.C.
Jim Niemczyk and Jeff Breidenbach; McWhinney.
Bryan Newby, Kieyesia Conaway, Brendan Campbell, Irene Buenavista,
Jennifer Ondracek, and Casey Milligan; Pinnacle Consulting Group, Inc.

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ADMINISTRATIVE ITEMS

Call to Order: The Annual Meeting of the Boards of Directors (collectively, the “Boards”) of the Lakes at Centerra Metropolitan District Nos. 1-3 (collectively, the “District”) was called to order by Mr. Newby at 12:06 p.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 for District No. 1, Three out of five Directors in attendance for District No. 2, and four out of five Directors in attendance for District No. 3. 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 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.

ANNUAL MEETING REQUIREMENTS

Presentation regarding the status of Public Infrastructure Projects within the District: Mr. Milligan and Mr. Breidenbach presented the status of Public Infrastructure Projects within the District to the Public.

Unaudited Financial Statements: Ms. Buenavista presented the Unaudited Financial Statements as of September 30, 2023, to the Public.

Presentation regarding the status of Outstanding Bonds: Ms. Buenavista presented the status of Outstanding Bonds to the Public.

Public comment and questions: There were no Members of the Public Present to ask questions.

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ADJOURNMENT

There being no further business to come before the Boards, the meeting was adjourned at 12:14 p.m.

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

Respectfully submitted,

Kieyesia Conaway
Kieyesia Conaway, Recording Secretary for the Meeting