

NOTICE OF REGULAR MEETING
THE LAKES AT CENTERRA METROPOLITAN DISTRICTS NOS. 1-3
www.lakesatcenterramd.com

NOTICE IS HEREBY GIVEN that a REGULAR meeting of the Board of Directors of The Lakes at Centerra Metropolitan District, Larimer County, Colorado, has been scheduled for Thursday, January 27, 2022 at 12:00 p.m. virtually via MS Teams. At such meeting, the Board shall conduct the regular business of the District and any other business which may come before the Board. All meetings are open to the public. The Board reserves the right to adjourn to an executive session to discuss items allowed under C.R.S. 24-6-402(4).

Due to threat to health and safety posed by the COVID-19 pandemic, this meeting is being held virtually via MS Teams at [Click here to join the meeting](#) or may be joined at 720-721-3140/Conference ID: 960 217 188#

THE LAKES AT CENTERRA METROPOLITAN DISTRICTS NOS. 1 & 3

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Kim Perry	President & Chairperson	May 2022
Tim DePeder	Vice President/Asst. Secretary	May 2023
Josh Kane	Secretary/Treasurer	May 2022
Wendy Messinger	Asst. Treasurer	May 2022
VACANT	Asst. Secretary	May 2023

THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 2

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Kim Perry	President & Chairperson	May 2022
Gary Dreith	Vice President/Asst. Secretary	May 2023
Josh Kane	Secretary/Treasurer	May 2022
Wendy Messinger	Asst. Treasurer	May 2022
Ralph Mathes	Asst. Secretary	May 2023

The Lakes at Centerra Metropolitan District Nos. 1 & 3

- I. ADMINISTRATIVE ITEMS**
 - A. Call to Order.
 - B. Declaration of Quorum/Director disclosure of any potential conflicts of interest.
 - C. Consider Approval of Agenda.
 - D. Public Comment. Comments are limited to three (3) minutes per speaker.
- II. CONSENT AGENDA**
 - A. Approval of Minutes – December 3, 2021 Special Meeting Minutes.
 - B. Ratification of Claims Presented for Payment.
 - C. Ratification of Contract Modifications.
 - D. Capital Fund Summary.
- III. CAPITAL INFRASTRUCTURE ITEMS**
 - A. District Capital Infrastructure Report.
 - B. District Project Manager Update.
 - C. Capital Fund Summary Review.
 - D. Budget Approval and Contracting.
 - i. Lakes Residential Phase 6C – MNW 5th (CFS #5).
 1. Consider Approval of Deduct Change Order 1 to Work Order 2019-04 with MRES for District Project Management Services (\$1,649.47).
 - ii. Lakes Residential Phase 8 – MNW 16th (CFS #6).
 1. Consider Approval of Deduct Change Order 2 to Work Order 2019-05 with MRES for District Project Management Services (\$3,286.57).
- IV. FINANCIAL ITEMS**
 - A. Finance Manager’s Report.
- V. LEGAL ITEMS**
- VI. DISTRICT MANAGER ITEMS**
 - A. District Manager’s Report.
- VII. ITEMS FROM DIRECTORS**
- VIII. OTHER MATTERS**

- IX. EXECUTIVE SESSION, pursuant to Colorado Open Meeting Law §24-6-402(4)(b) to consult with or receive advice from attorney regarding specific legal items, if necessary.
- X. ADJOURNMENT

The Lakes at Centerra Metropolitan District No. 2

- I. ADMINISTRATIVE ITEMS
 - A. Call to Order.
 - B. Declaration of Quorum/Director disclosure of any potential conflicts of interest.
 - C. Consider Approval of Agenda.
 - D. Approval of Minutes – December 3, 2021 Special Meeting Minutes.
 - E. Public Comment. Comments are limited to three (3) minutes per speaker.
- II. FINANCIAL ITEMS
 - A. Finance Manager’s Report.
- III. LEGAL ITEMS
- IV. ITEMS FROM DIRECTORS
- V. OTHER MATTERS
- VI. EXECUTIVE SESSION, pursuant to Colorado Open Meeting Law §24-6-402(4)(b) to consult with or receive advice from attorney regarding specific legal items and §24-6-402(4)(e)(I) to determine positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators.
- VII. FINANCIAL ITEMS (Continued)
 - A. Ratify Term Sheet with CR Development, Inc. regarding 2022 Financing.
 - B. Ratification of Engagement Letter with Causey Demgen & Moore P.C. for cash flow analysis.
 - C. Ratification of Engagement Letter with Zonda for Market Study Analysis.
 - D. Consider Approval and Ratification of Engagement of Bond Counsel.
 - E. Consider Approval and Ratification of Engagement of Disclosure Counsel.
- VIII. ADJOURNMENT

Should an individual require accommodation in order to participate at the meeting, the District requests that the individual contact the District’s office in advance of the public meeting to provide notice of the requested accommodation.

THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 1
THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 2
THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 3

By /s/Kieyesia Conaway
Administrator for the Districts