

# RECORD OF PROCEEDINGS

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

HELD  
November 15, 2024

The Annual Meeting of The Lakes at Centerra Metropolitan District Nos. 1-3 was held via MS Teams and Teleconference on Friday, November 15, 2024, at 1:00 p.m.

### ATTENDANCE

#### District No. 1 Directors in Attendance:

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

#### District No. 2 Directors in Attendance:

James Laferriere, President & Chairperson  
Todd Canes, Vice President

#### District No. 3 Directors in Attendance:

Kim Perry, President & Chairperson  
Tim DePeder, Vice President/Asst. Secretary  
Susan Draut, Assistant Secretary  
Karl Sutton, Assistant Secretary  
Jerilyn Wagner, Assistant Secretary

#### Also in Attendance Were:

Deborah Early; Icenogle Seaver Pogue, P.C.  
Bryan Newby, Stanley Holder, and Brendan Campbell; Pinnacle Consulting Group, Inc.

### ADMINISTRATIVE ITEMS

Declaration of Quorum/Call to Order: Mr. Newby noted that a quorum was present, with four out of four Directors in attendance for District No. 1, two out of two Directors in attendance for District No. 2, and five out of five Directors in attendance for District No. 3. The Annual Community 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 1:09 p.m.

Director Qualifications/Disclosure of Potential Conflicts of Interest: All Board Members confirmed their qualifications to serve on the Boards. Ms. Early, legal counsel, stated that notices of potential conflicts of interest for all Board Members were filed with the Colorado Secretary of State’s Office, disclosing potential conflicts as some Board Members are

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employees of McWhinney Real Estate Services, Inc., which is associated with the primary landowners and developer within the Districts. Ms. Early advised the Boards that pursuant to Colorado law, certain disclosures by the Board Members might be required prior to taking official action at a meeting. The Boards 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 Boards determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Boards to act.

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## ANNUAL MEETING REQUIREMENTS

Presentation regarding the Status of Public Infrastructure Projects within the Districts: Mr. Holder presented the Status of Public Infrastructure Projects within the District.

Unaudited Financial Statements: Mr. Campbell presented the Unaudited Financial Statements for the period ending September 30, 2024.

Presentation regarding the status of Outstanding Bonds: Mr. Campbell presented the Status of Outstanding Bonds.

Open Floor for Questions: Jerilyn Wagner, as a member of the public, asked the Boards to inspect a slide installed at Explorer Park. Her concern was that a portion of the slide may be missing a part, and she expressed concern for resident safety while using the slide. Jerilyn Wagner also asked about the status of landscaping along Trapper Lake Drive inquiring as to responsibility and commenting that the landscaping in question should be addressed by responsible parties. Susan Draut, as a member of the public, expressed her concern regarding the number of dog waste stations present throughout the community. Her recommendation was to add more to mitigate dog waste left on District landscaping.

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## ADJOURNMENT

There being no further business to come before the Boards, the meeting was adjourned at 1:29 p.m.

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

Respectfully submitted,

*Bryan Newby*

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Bryan Newby, Recording Secretary for the Meeting