

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF

THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 1

HELD

July 28, 2022

The Board of Directors of The Lakes at Centerra Metropolitan District No. 1 held a Regular meeting, open to the public, via MS Teams on Thursday, July 28, 2022 at 12:00 p.m.

ATTENDANCE

Directors in Attendance:

Kim Perry, President & Chairperson
Tim DePeder, Vice President/Asst. Secretary
Josh Kane, Secretary/Treasurer

Also in Attendance:

Alan Pogue; Icenogle Seaver Pogue, P.C.
Brendan Campbell, Irene Buenavista, Andrew Kunkel, Kieyesia Conaway, Casey Milligan, Nic Ortiz, Sarah Bromley, and Bryan Newby; Pinnacle Consulting Group, Inc.
Jim Niemczyk; McWhinney
Johnathan Jacobson; Cohere
John Cutler; John Cutler & Associates, LLC
Susan Draut, Abby Kirkbride, Sam Salazar, Gary Dreith, Todd Carnes, Ralph Mathes, James Laferriere, Karl Sutton; Members of the Public

CALL TO ORDER

The Regular Meeting of the Board of Directors of The Lakes at Centerra Metropolitan District No. 1 was called to order at 12:04 p.m. by Director Perry, noting that a quorum was present for the Board. Each of the Directors confirmed their qualifications to serve on the Board. Mr. Kunkel confirmed that prior to the meeting each of the Directors had been notified of the meeting.

CONFLICTS OF INTEREST DISCLOSURE

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

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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.

AGENDA

The Board considered the agenda. Upon a motion duly made by Director Kane, seconded by Director DePeder and, upon vote, it was unanimously

RESOLVED to approve the agenda, as presented.

APPOINTMENTS TO FILL BOARD VACANCY

Mr. Pogue addressed the Board and members of the public and provided an overview of the process for appointing interested candidates to the Board noting there are two interested candidates to fill two vacancies on the Board of District No. 1. Following review and discussion, upon motion duly made by Director Kane, seconded by Director DePeder and, upon vote, it was unanimously

RESOLVED to appoint Abby Kirkbride and Samantha Salazar to the Board of Directors.

ELECTION OF OFFICERS

The Board discussed the election of Officers. Following review and discussion, upon motion duly made by Director Kane, seconded by Director DePeder and, upon vote, it was unanimously

RESOLVED to elect the following slate of Officers: Kim Perry, President and Chairperson; Tim DePeder, Vice President and Assistant Secretary; Josh Kane, Secretary and Treasurer; Abby Kirkbride, Assistant Secretary; Samantha Salazar, Assistant Secretary.

2021 AUDIT

Mr. Cutler reviewed the 2021 Audit for The Lakes at Centerra Metropolitan District No. 1 with the Board and answered questions. Mr. Cutler noted that the audit received a clean unmodified opinion. Following review and discussion, and upon a motion duly made by Director Kane, seconded by Director DePeder and, upon vote, it was unanimously

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RESOLVED to approve the 2021 Audit for The Lakes at Centerra Metropolitan District No. 1 subject to final review from legal counsel and district management.

PUBLIC COMMENT

There were no comments made by members of the public.

CONSENT AGENDA

The Boards considered the consent agenda items:

- A. April 28, 2022 Regular Meeting Minutes.
- B. Ratification of Claims Presented for Payment.
- C. Ratification of Contract Modifications

Upon a motion duly made by Director Kane, seconded by Director DePeder and, upon vote, it was unanimously

RESOLVED to approve the consent agenda items, as presented.

CAPITAL
INFRASTRUCTURE
ITEMS

Capital Infrastructure Report: Mr. Milligan presented the Capital Infrastructure Report to the Boards and answered questions.

Project Manager Update: Mr. Milligan presented the Project Manager Update to the Boards and answered questions.

Capital Fund Summary Review: Mr. Milligan reviewed the Capital Fund Summary with the Boards and answered questions.

Master Services Agreement and Work Order with Ramey Environmental Compliance, Inc.: Mr. Milligan presented the Master Services Agreement and work order with Ramey Environmental Compliance, Inc. for Non-Potable Pump Repair. Upon a motion duly made by Director Kane, seconded by Director DePeder and, upon vote, it was unanimously

RESOLVED to approve the Master Services Agreement and Work Order 2022-01 with Ramey Environmental Compliance, Inc. for Non-Potable Pump Repair in the amount of \$6,161.25.

FINANCIAL ITEMS

Finance Managers Report: Ms. Buenavista presented the Finance Managers Report and answered questions.

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2022 BUDGET AMENDMENT

Director Perry opened the 2022 Budget Hearing for The Lakes at Centerra Metropolitan District No. 1. Mr. Kunkel reported that notice of the budget hearing was published on July 22, 2022, in accordance with state budget law. There being no public input the public portion of the budget hearing was closed. Ms. Buenavista reviewed the budgets in detail and responded to questions. The 2022 budget is to be amended as follows:

District No. 1 Capital Projects Fund
Original Budget: \$2,888,932
Amended Budget: \$19,205,208

Following review and discussion, upon motion duly made by Director Kane, seconded by Director DePeder and, upon vote, it was unanimously

RESOLVED to approve the Resolution to Adopt the Amended 2022 budget for The Lakes at Centerra Metropolitan District No. 1 and appropriate sums of money.

LEGAL ITEMS

First Amendment Activity Policy: Mr. Pogue discussed the First Amendment Activity Policy with the board and answered questions.

District Consolidation or Dissolution Options: Mr. Pogue discussed District Consolidation or Dissolution options with the board, suggested this be something to consider for the 2023 budget season, and answered questions.

DIRECTORS ITEMS

There were no items from the Directors to be presented.


OTHER ITEMS

There were no other items to be presented.

ADJOURNMENT

There being no further items to bring before the Board, the meeting was adjourned at 12:53 p.m.

Respectfully submitted,



Kieyesia Conaway
Recording Secretary for the Meeting