

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF

THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 2

HELD

May 19, 2023

The Board of Directors of The Lakes at Centerra Metropolitan District No. 2 held a Special meeting, open to the public, via MS Teams on Friday, May 19, 2023 at 11:30 a.m.

ATTENDANCE

Directors in Attendance:

Josh Kane, Assistant Secretary
Todd Carnes, Assistant Secretary
Ralph Mathes, Vice President
James Laferriere, Secretary/Treasurer

Also in Attendance:

Alan Pogue; Icenogle Seaver Pogue, P.C.
Jeff Breidenbach and Jim Niemczyk; McWhinney
Jonathan Heroux and Akio Ohtake-Gordon; Piper Sandler
Tom Wynne, Ryan Poulsen, and Trung Luc; Wells Fargo
Shannon McEvoy, Sarah Bromley, Kieyesia Conaway, Bryan Newby,
Brendan Campbell, Irene Buenavista, Jennifer Ondracek, Casey
Milligan, and Nic Ortiz; Pinnacle Consulting Group, Inc.
Evan Watson, Anne Blair, Tim DePeder, Samantha Salazar, and Karl
Sutton; Members of the Public

CALL TO ORDER

The Special Meeting of the Board of Directors of The Lakes at Centerra Metropolitan District No. 2 was called to order at 12:04 p.m. by Director Mathes, noting that a quorum was present for the Board. Each of the Directors confirmed their qualifications to serve on the Board. Ms. Bromley 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

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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.

AGENDA

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

RESOLVED to approve the agenda, as amended to add the following item:

I. C. Election of Officers with the approval of Agenda.

ELECTION OF OFFICERS

The Board Discussed officer positions for the Board of Directors. Upon motion duly made by Director Mathes, seconded by Director Carnes and, upon vote, it was unanimously

RESOLVED to appoint each Director to the following position:

James Laferriere	President
Todd Carnes	Vice President
Ralph Mathes	Secretary/Treasurer
Josh Kane	Assistant Secretary

ADMINISTRATIVE ITEMS

Meeting Minutes: The Board reviewed the meeting minutes from the January 26, 2023, Regular Meeting. Upon motion duly made by Director Laferriere, seconded by Director Carnes and, upon vote, it was unanimously

RESOLVED to approve the January 26, 2023, Regular Meeting Minutes, as presented.

PUBLIC COMMENT

There were no comments made by members of the public.

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FINANCIAL ITEMS

Financial Statements as of March 31, 2023: Ms. Buenavista presented the Financial Statements as of March 31, 2023 to the Board and answered questions.

Bond Market Update: Mr. Campbell, Mr. Wynne, and Mr. Ohtake-Gordon presented the bond market update to the Board and answered questions.

LEGAL ITEMS

2023 Elections Update: Mr. Pogue presented the 2023 Elections Update to the Board and answered questions.

DIRECTORS ITEMS

Director Laferriere thanked the District Management team for coordinating repairs to Districts sidewalks.

Director Mathes discussed with the Board and legal counsel the possibility of combining Districts 1, 2, and 3 into a single District. Mr. Pogue noted that it is not recommended to initiate this action at this time, but discussions will likely commence in the fourth quarter of 2023 to begin the process in 2024, following completion of Explorer Park..


OTHER ITEMS

There were no other matters to come before the Board.

ADJOURNMENT

There being no further items to bring before the Board, the meeting was adjourned at 1:09 p.m.

Respectfully submitted,



Kieyesia Conaway
Recording Secretary for the Meeting