

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 3

HELD
May 17, 2024

The Board of Directors of The Lakes at Centerra Metropolitan District No. 3 held a Special Meeting, open to the public, via MS Teams on Friday, May 17, 2024 at 11:00 a.m.

ATTENDANCE

Directors in Attendance:

Kim Perry, President & Chairperson
Susan Draut, Assistant Secretary
Karl Sutton, Assistant Secretary

Directors Absent but Excused:

Tim DePeder, Vice President/Asst. Secretary

Also in Attendance:

Alan Pogue; Icenogle Seaver Pogue, P.C.
Bryan Newby, Irene Buenavista, Adam Brix and Casey Milligan;
Pinnacle Consulting Group, Inc.
Jeff Breidenbach, Jim Niemczyk, Samantha Cran; McWhinney
Vicki Adams and David Adams; Members of the Public

ADMINISTRATIVE ITEMS

Declaration of Quorum/Call to Order: Director Perry noted that a quorum was present, with three out of four Directors in attendance. The Special Meeting of the Board of Directors of the Lakes at Centerra Metropolitan District No. 3 was called to order by Director Perry at 12:09 p.m.

Director Qualifications/Disclosure of Potential Conflicts of Interest: All Board Members confirmed their qualifications to serve on the Board. 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

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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.

Approval of Agenda: The Board considered the approval of the agenda. Following review and discussion, upon a motion duly made by Director Draut, seconded by Director Sutton, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as presented.

Approval of Minutes: The Board considered the approval of the March 29, 2024 Special Meeting Minutes. Following review and discussion, upon a motion duly made by Director Draut, seconded by Director Sutton, and upon vote, unanimously carried, it was

RESOLVED to approve the March 29, 2024 Special Meeting Minutes, as presented.

Public Comment: There were no Public Comments received.

Election of Officers: Mr. Pogue discussed the Election of Officers with the Board. Following review and discussion, upon a motion duly made by Director Sutton, seconded by Director Draut, and upon vote, unanimously carried, it was

RESOLVED to elect the slate of officers as noted below:

Kim Perry – President & Chairperson
Tim DePeder – Vice President/Assistant Secretary
Vacant – Director
Susan Draut – Secretary/Treasurer
Karl Sutton – Assistant Secretary

FINANCIAL ITEMS

Finance Manager's Report: Ms. Buenavista presented the Finance Manager's Report to the Board and answered questions.

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DISTRICT MANAGER Streamline Platform – Subscription Agreement: Mr. Newby presented the Streamline Platform – Subscription Agreement to the Board and answered questions. Following review and discussion, upon a motion duly made by Director Draut, seconded by Director Sutton, and upon vote, unanimously carried, it was

RESOLVED to ratify the Streamline Platform – Subscription Agreement, as presented.

LEGAL ITEMS Website Accessibility Resolution: Mr. Pogue presented the Website Accessibility Resolution to the Board and answered questions. Following review and discussion, upon a motion duly made by Director Draut, seconded by Director Sutton, and upon vote, unanimously carried, it was

RESOLVED to approve the Website Accessibility Resolution, as presented.

First Amendment to 2024 Meeting Resolution: Mr. Pogue presented the First Amendment to 2024 Meeting Resolution to the Board and answered questions. Following review and discussion, upon a motion duly made by Director Sutton, seconded by Director Draut, and upon vote, unanimously carried, it was

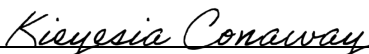
RESOLVED to approve the First Amendment to 2024 Meeting Resolution, as presented.

DIRECTOR There were no Director Comments to come before the Board.
COMMENTS

ADJOURNMENT There being no further items to bring before the Board, the meeting was adjourned at 12:18 p.m.

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

Respectfully submitted,



Kieyesia Conway, Recording Secretary for the Meeting