

# RECORD OF PROCEEDINGS

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## MINUTES OF THE REGULAR MEETING OF

THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 1

HELD

January 26, 2023

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, January 26, 2023, at 1:00 p.m.

### ATTENDANCE

#### Directors in Attendance:

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

#### Also in Attendance:

Alan Pogue; Icenogle Seaver Pogue, P.C.  
Jeff Breidenbach; McWhinney  
Irene Buenavista, Andrew Kunkel, Jennifer Ondracek, Casey Milligan,  
Kieyesia Conaway, and Bryan Newby; Pinnacle Consulting Group, Inc.  
Gary Dreith, Todd Carnes, Ralph Mathes, James Laferriere, and 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 1:02 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 official action at a meeting. The Board reviewed the agenda for the

## RECORD OF PROCEEDINGS

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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 DePeder, seconded by Director Kane and, upon vote, it was unanimously

**RESOLVED** to approve the agenda, as amended to add Legal Items: V.A. Discussion Regarding 2023 Election and V.B. Discussion Regarding District Consolidation Options.

### PUBLIC COMMENT

There were no comments made by members of the public.

### CONSENT AGENDA

The Board considered the following consent agenda items:

- A. October 27, 2022, Regular Meeting Minutes.
- B. Ratification of Claims Presented for Payment.
- C. Ratification of Contract Modifications.

Upon 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

District Capital Infrastructure Report and District Project Manager Update: Mr. Milligan presented the District Capital Infrastructure Report and the District Project Manager Update to the Board and answered questions.

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

Lakes Explorer Park (CFS #7) Work Order 2023-01: Mr. Milligan presented the Lakes Explorer Park (CFS #7) Work Order 2023-01 with MRES to the Board and answered questions. Upon motion duly made by Director DePeder, seconded by Director Kirkbride and, upon vote, it was unanimously

# RECORD OF PROCEEDINGS

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**RESOLVED** to approve Lakes Explorer Park (CFS #7) Work Order 2023-01 with MRES.

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FINANCIAL ITEMS

Finance Managers Report: Ms. Buenavista reviewed the Finance Manager's Report with the Board and answered questions.

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LEGAL ITEMS

Discussion Regarding 2023 Election: Mr. Pogue discussed the 2023 Election with the Board and answered questions. Mr. Kunkel noted that he will work with the District HOA to provide information to District residents regarding the Election.

Discussion Regarding District Consolidation Options: Mr. Pogue discussed District Consolidation Options with the Board and answered questions.

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DISTRICT MANAGER  
ITEMS

Operations and Maintenance Report: Mr. Kunkel presented the District Operations and Maintenance Report to the Board and answered questions.

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DIRECTORS ITEMS

There were no Director Items to be presented.

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OTHER ITEMS

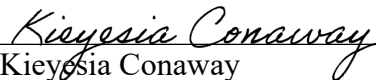
There were no Other Items to be presented.

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ADJOURNMENT

There being no further items to bring before the Board, the meeting was adjourned at 2:00 p.m.

Respectfully submitted,

  
Kieyesia Conaway  
Recording Secretary for the Meeting