

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF

THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 2

HELD

October 27, 2022

The Board of Directors of The Lakes at Centerra Metropolitan District No. 2 held a Regular meeting, open to the public, via MS Teams on Thursday, October 27, 2022 at 12:00 p.m.

ATTENDANCE

Directors in Attendance:

Gary Dreith, Vice President/Asst. Secretary
Josh Kane, Secretary/Treasurer
Todd Carnes, Director
Ralph Mathes, Asst. Secretary
James Laferriere, Director

Also in Attendance:

Alan Pogue; Icenogle Seaver Pogue, P.C.
Brendan Campbell, Irene Buenavista, Andrew Kunkel, Jennifer Ondracek, Kirsten Starman, Dillon Gamber, Nic Ortiz, and Bryan Newby; Pinnacle Consulting Group, Inc.
Jim Niemczyk, Jeff Breidenbach, Tim DePeder, Abby Kirkbride, Samantha Salazar, and Griffin Barlow; McWhinney
Karl Sutton and Kim Perry; Members of the Public

CALL TO ORDER

The Regular Meeting of the Board of Directors of The Lakes at Centerra Metropolitan District No. 2 was called to order at 12:24 p.m. by Director Dreith, 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. Mr. Kunkel proposed to the Board to amend the agenda to include Election of Officers under item I C. Upon motion duly made by Director Kane, seconded by Director Dreith and, upon vote, it was unanimously

RESOLVED to approve the agenda, as amended to include Election of Officers under item I C.

ELECTION OF OFFICERS

The Boards discussed the Election of Officers. Following review and discussion, upon motion duly made by Director Dreith, seconded by Director Kane and, upon vote, it was unanimously

RESOLVED to elect Director Dreith to the position of President, Director Mathes to the position of Vice President, Director Laferriere to the position of Secretary/Treasurer, Director Kane to the position of Asst. Secretary, and Director Carnes to the position of Asst. Secretary.

ADMINISTRATIVE ITEMS

Meeting Minutes: The Board reviewed the meeting minutes from the April 14, 2022 Special Meeting and the July 28, 2022 Regular Meeting. Upon a motion duly made by Director Kane, seconded by Director Carnes and, upon vote, it was unanimously

RESOLVED to approve the April 14, 2022 Special Meeting Minutes and the July 28, 2022 Regular Meeting Minutes, as presented.

PUBLIC COMMENT

There were no comments made by members of the public.

FINANCIAL ITEMS

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

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2023 Budget Hearing: Director Dreith opened the 2023 Budget Hearing to the public. Mr. Kunkel reported that notice of the hearing had been published on October 7, 2022, in accordance with state budget law. No written objections or public comments were received prior to the public hearing. The Board reviewed the 2023 budgets, which detailed estimated revenues and expenditures.

District No. 2:
Mill levy: 79.453 mills.
General Fund Expenditures: \$264,044
Debt Service Fund Expenditures: \$1,711,021

There being no public input, the public hearing portion of the budget was closed. Following further review and discussion, upon motion duly made by Director Laferriere, seconded by Director Mathes and, upon vote, it was unanimously

RESOLVED to approve the Resolution for the 2023 Budget for Lakes at Centerra Metropolitan District No. 2, and approve all other documents related to the 2023 budgets. The District Manager and/or Accountant is authorized to make minor modifications that may be necessary following receipt of final assessed values and file the necessary documents with the state and county regarding the approval of the final budgets.

2022 Audit: Ms. Buenavista discussed engaging John Cutler & Associates, LLC to perform the 2022 audit with the Board. Upon motion duly made by Director Laferriere, seconded by Director Kane and, upon vote, it was unanimously

RESOLVED to engage John Cutler & Associates, LLC to perform the 2022 audit in an amount not to exceed \$6,000.

LEGAL ITEMS

2023 Annual Administrative Matters Resolution: Mr. Pogue reviewed the 2023 Annual Administrative Matters Resolution with the Board and answered questions. Upon motion duly made by Director Laferriere, seconded by Director Kane and, upon vote, it was unanimously

RESOLVED to approve the 2023 Annual Administrative Matters Resolution, as presented.

2023 Election Resolution: Mr. Pogue reviewed the 2023 Election Resolution with the Board and answered questions. Upon motion duly

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made by Director Laferriere, seconded by Director Kane and, upon vote, it was unanimously

RESOLVED to approve the 2023 Election Resolution, as presented.

2023 Meeting Resolution: Mr. Pogue reviewed the 2023 Meeting Resolution with the Board and answered questions. Upon motion duly made by Director Laferriere, seconded by Director Kane and, upon vote, it was unanimously

RESOLVED to approve the 2023 Meeting Resolution, as presented.

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 12:51 p.m.

Respectfully submitted,

Bryan Newby

Bryan Newby

Recording Secretary for the Meeting