

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARDS OF DIRECTORS OF THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 2

HELD
July 24, 2025

The Regular Meeting of the Board of Directors of The Lakes at Centerra Metropolitan District No. 2 was held via MS Teams and Teleconference on Thursday, July 24, 2025, at 1:00 p.m.

ATTENDANCE

Directors in Attendance:

James Laferriere, President & Chairperson
Larry Luke, Director

Also in Attendance:

Alan Pogue; Icenogle Seaver Pogue, P.C.
Bryan Newby, Doug Campbell, Brendan Campbell, Dillon Gamber, and
Jake Downing; Pinnacle Consulting Group, Inc.
Sam Voelz, Christina Rotella, Jeff Breidenbach, Kim Perry, and Sam
Salazar; McWhinney.
Anne Blair, Stephen Piereson, and Jerilyn Wagner; Members of the
Public.

ADMINISTRATIVE ITEMS

Declaration of Quorum/Call to Order: Mr. Newby noted that a quorum was present, with two out of two Board members in attendance. The Regular Meeting of the Board of Directors of The Lakes at Centerra Metropolitan District No. 2 was called to order by Mr. Newby at 1:47 p.m.

Director Qualifications/Disclosure of Potential Conflicts of Interest: All Board Members confirmed their qualifications to serve on the Board. Mr. Pogue, legal Counsel, 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 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, upon a motion duly made by Director Laferriere, seconded by Director Luke, and upon vote, unanimously carried, it was

RECORD OF PROCEEDINGS

RESOLVED to approve the agenda, as amended to remove Item XI. C. Ratification of Contract Modifications.

Public Comment for Non-Agenda Items: There were no Public Comments received.

Director Comment: There were no Director Comments received.

CONSENT AGENDA

Mr. Newby reviewed the items on the consent agenda with the Board. Mr. Newby advised the Board that any item may be removed from the consent agenda to the regular agenda upon the request of any Director. No items were requested to be removed from the consent agenda. Upon a motion duly made by Director Laferriere, seconded by Director Luke, and upon vote, unanimously carried, the following items on the consent agenda were approved, ratified, and adopted:

- A. Minutes – June 25, 2025, Special Meeting.
 - B. Payment of Claims.
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DISTRICT MANAGER ITEMS

District Manager's Report: Mr. Newby and Mr. Gamber presented the District Manager's Report to the Board and answered questions. Director Luke inquired about a date for a turnover walk between the District and the HOA. Director Laferriere expressed the desire for the HOA to take over maintenance and operation of the non-pot pump system. He also asked if the shift in oversight would require an update of the Cost Sharing Agreement between the District and the HOA. Director Laferriere asked of the district the status of the concrete repairs being completed by GLH.

FINANCIAL ITEMS

Finance Manager's Report: Mr. B. Campbell reviewed the Finance Manager's Report with the Board and answered questions.

LEGAL ITEMS

First Amendment to District No. 2 2025 Meeting Resolution: Mr. Pogue presented the First Amendment to District No. 2 2025 Meeting Resolution to the Board and answered questions. Following review, upon a motion duly made by Director Luke, seconded by Director Laferriere, and upon vote, unanimously carried, it was

RECORD OF PROCEEDINGS

RESOLVED to approve the First Amendment to District No. 2
2025 Meeting Resolution as presented.

DIRECTOR
COMMENT

There were no Director Comments received.

ADJOURNMENT

There being no further business to come before the Board, the meeting
was adjourned at 1:52 p.m.

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

Respectfully submitted,



Jake Downing, Recording Secretary for the Meeting