

# RECORD OF PROCEEDINGS

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## MINUTES OF THE SPECIAL MEETING OF THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 2

HELD  
May 17, 2024

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 17, 2024 at 11:00 a.m.

### ATTENDANCE

#### Directors in Attendance:

James Laferriere, President & Chairperson  
Todd Carnes, Vice President  
Ralph Mathes, Secretary/Treasurer

#### Directors Absent but Excused:

Harold Lamport, Assistant 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  
Viski Adams and David Adams; Members of the Public

### ADMINISTRATIVE ITEMS

Declaration of Quorum/Call to Order: Mr. Newby noted that a quorum was present, with three out of five Directors in attendance. The Special Meeting of the Board of Directors of the Lakes at Centerra Metropolitan District No. 2 was called to order by Mr. Newby at 11:47 a.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 contents of the written disclosures previously made stating the fact and

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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 Laferriere, seconded by Director Carnes, 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 Laferriere, seconded by Director Carnes, and upon vote, unanimously carried, it was

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

Public Comment: There were no Public Comments received.

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### FINANCIAL ITEMS

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

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### 2024 AMENDED BUDGET HEARING

Director Laferriere opened the 2024 Amended Budget Hearing for Lakes at Centerra Metropolitan District No. 2. Mr. Newby reported that notice of the budget hearing was published on May 13, 2024, in the Loveland Reporter-Harold, in accordance with state budget law. There being no public input, the public portion of the budget hearing was closed. Ms. Buenavista reviewed the amended budgets in detail and answered questions. The amended budgets for the District are as follows:

District No. 2  
Debt Service Fund: \$48,379,362.00

Following review and discussion, upon a motion duly made by Director Laferriere, seconded by Director Mathes, and upon vote, unanimously carried, it was

**RESOLVED** to approve the Resolutions to Adopt the 2024 Amended Budgets and appropriate funds for Lakes at Centerra

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Metropolitan District No. 2 and authorize such further actions of the officers and consultants necessary to sign related documents and submit and file such documents required to finalize the amended budgets.

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DISTRICT MANAGER  
ITEMS

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 Laferriere, seconded by Director Mathes, and upon vote, unanimously carried, it was

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

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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 Laferriere, seconded by Director Carnes, 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 Laferriere, seconded by Director Carnes, and upon vote, unanimously carried, it was

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

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DIRECTOR  
COMMENTS

Director Laferriere requested that Pinnacle Consulting Group, Inc. post about the Board Vacancies on the District website.

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ADJOURNMENT

There being no further items to bring before the Board, the meeting was adjourned at 12:08 p.m.

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

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Respectfully submitted,

*Kieyesia Conaway*  
Kieyesia Conaway, Recording Secretary for the Meeting