

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARDS OF DIRECTORS OF THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 3

HELD
July 24, 2025

The Regular Meeting of the Boards of Directors of The Lakes at Centerra Metropolitan District No. 3 was held via MS Teams and Teleconference on Wednesday, July 24, 2025, at 1:00 p.m.

ATTENDANCE

Directors in Attendance:

Kim Perry, President & Chairperson
Stephen Piereson, Vice. President
Jerilyn Wagner, Asst. Secretary

Directors Absent, and Excused:

Lance Noble, Treasurer
Susan Draut, Secretary

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 Salazar, Sam Voelz, Christina Rotella, Jeff Breidenbach;
McWhinney.
Anne Blair, James Laferriere, Larry Luke; 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 Regular Meeting of the Board of Directors of The Lakes at Centerra Metropolitan District No. 3 was called to order by Mr. Newby at 1:52 p.m.

Director Qualifications/Disclosure of Potential Conflicts of Interest: All Board Members confirmed their qualifications to serve on the Board. Alan Pogue, legal counsel, stated that notices of potential conflicts of interest for all Board Members were filed with the Colorado Secretary of State's Office, disclosing potential conflicts as all Board Members are employees of McWhinney Real Estate Services, LLC, which is associated with the primary landowners and developer 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 summary nature of any matters as required under Colorado law to permit official action to be

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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 Piereson, seconded by Director Wagner, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as amended to remove Item XIX. 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 Piereson, Seconded by Director Wagner, the following items on the consent agenda were unanimously approved, ratified and adopted:

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

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 Wagner asked of the client service team who was contacted to provide estimates for the work associated with the water mitigation channels. Director Wagner also asked for information regarding the status of landscaping and ownership of a lot in the North Shore Flats.

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. 3 2025 Meeting Resolution: Mr. Pogue presented the First Amendment to District No. 3 2025 Meeting Resolution. Following review, upon a motion duly made by Director

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Wagner, seconded by Director Piereson, and upon vote, unanimously carried, it was

RESOLVED to approve the First Amendment to District No. 3 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 1:59 p.m.

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

Respectfully submitted,

Jake Downing

Jake Downing, Recording Secretary for the Meeting