

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 1

HELD

January 22, 2026

The Regular Meeting of the Board of Directors of The Lakes at Centerra Metropolitan District No. 1 was held via MS Teams and Teleconference on Thursday, January 22, 2026, at 1:00 p.m.

ATTENDANCE

Directors in Attendance:

Samantha Salazar, President & Chairperson

Wendy Messinger, Treasurer & Secretary

Also in Attendance:

Alan Pogue; Icenogle Seaver Pogue, P.C.

Sarah Brown, Jennifer Ondracek, Dillon Gamber, Nic Ortiz, Brendan Campbell, and Jake Downing; Pinnacle Consulting Group, Inc.

Jim Niemczyk; Realberry Real Estate Services, LLC.

James Laferriere, Larry Luke, Susan Draut, Stephen Piereson, Jarilyn Wagner, and Lance Noble; 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 Directors in attendance. The Regular Meeting of the Board of Directors of The Lakes at Centerra Metropolitan District No. 1 was called to order by Ms. Brown at 1:03 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 Realberry Real Estate Services, LLC, (formerly 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 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.

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Approval of Agenda: The Board considered the approval of the agenda. Following review and discussion, upon a motion duly made by Director Messinger, seconded by Director Salazar, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as presented.

Public Comment for Non-Agenda Items: There was no public comment to come before the Board.

Director Comment: There were no Director Comments received.

CONSENT AGENDA

Ms. Brown reviewed the items on the consent agenda with the Board. Ms. Brown 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 Salazar, Seconded by Director Messinger, the following items on the consent agenda were unanimously approved, ratified and adopted:

- A. Minutes – October 23, 2025, Regular Meeting, with discussed changes.
 - B. Payment of Claims.
 - C. Contract Modifications.
 - 1. Work Order 2026-01 with Waterwise Land and Waterscapes for Landscape Maintenance Services.
 - 2. Work Order 2026-01 with SPPP Colorado for Storm Water Maintenance Services.
 - 3. Work Order 2026-02 with Waterwise Land and Waterscapes for Irrigation Repair and Replacement Services.
 - 4. Work Order 2026-01 with Ramey Environmental for Pump Station Maintenance Services.
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DISTRICT MANAGER ITEMS

District Manager’s Report: Ms. Brown and Mr. Gamber presented the District Manager’s Report to the Board and answered questions.

LEGAL ITEMS

There were no Legal Items to discuss.

DIRECTOR COMMENT

There were no Director Comments received.

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ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 1:20 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