

RECORD OF PROCEEDINGS

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

HELD
January 22, 2026

The Regular Meeting of the Board of Directors of The Lakes at Centerra Metropolitan District No. 3 was held via MS Teams and Teleconference on Thursday, January 22, 2026, at 1:00 p.m.

ATTENDANCE

Directors in Attendance:

Susan Draut, President & Chairperson
Stephen Piereson, Vice President
Jerilyn Wagner, Secretary
Lance Noble, Treasurer

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, Samantha Salazar, and Wendy Messinger; Realberry Real Estate Services, LLC.
James Laferriere and Larry Luke; Members of the Public.

ADMINISTRATIVE ITEMS

Declaration of Quorum/Call to Order: Ms. Brown noted that a quorum was present, four out of four 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 Ms. Brown at 1:25 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, 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 Directors disclosed the following: Director Draut and Director Piereson; Board member of the Lakes at Centerra HOA. Director Wagner; Board member of the Shores at the Lakes at Centerra HOA. Director Noble; Employee of the City of Loveland. The Board members determined that no agenda item posed a conflict for them 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 Piereson seconded by Director Wagner, 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 Draut, Seconded by Director Wagner, the following items on the consent agenda were unanimously approved, ratified and adopted:

- A. Minutes – October 23, 2025, Regular Meeting, with discussed changes.
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LEGAL ITEMS

There were no Legal Items to discuss.

DIRECTOR COMMENT

There were no Director Comments received.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 1:27 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