

# RECORD OF PROCEEDINGS

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## MINUTES OF THE ANNUAL MEETING OF THE LAKES AT CENTERRA METROPOLITAN DISTRICT NOS. 1-3

HELD  
September 15, 2025

The Annual Meeting of The Lakes at Centerra Metropolitan District Nos. 1-3 was held via MS Teams and Teleconference on Monday, September 15, 2025, at 6:30 p.m.

### ATTENDANCE

#### District No. 1 Directors in Attendance:

Wendy Messinger, Treasurer

#### District No. 1 Directors Absent, and Excused:

Samantha Salazar, Vice President & Asst. Secretary

#### District No. 2 Directors in Attendance:

James Laferriere, President & Chairperson

Larry Luke, Director

#### District No. 3 Directors in Attendance:

Stephen Piereson, Vice President

Jerilyn Wagner, Asst. Secretary

Susan Draut, Secretary

#### District No. 3 Directors Absent, and Excused:

Lance Noble, Treasurer

#### Also in Attendance Were:

Alan Pogue; Icenogle Seaver Pogue, P.C.

Bryan Newby, Sarah Brown, Brendan Campbell, Doug Campbell, and Jake Downing; Pinnacle Consulting Group, Inc.

Alan Bilo, Cammie Bilo, Joseph Mondello, Jean Mondello, Jannett Vetter, Matt Floyd, Joan McGarry, Stuart Johnson, Craig Rassmussan, Paul Rassmussan, Wendall Oaks, Michael Ray, Lee Ray, Karen Klepper, Paul Newman, Alan Munns, Paul LuBello, Penny Hahn, Mary Houdeh, Tom Moses, Colleen Radbill, Patricia Boden, Arlyn Kettner, Judy Kettner, Pat Riley, Aimee Noble, Evelyn Pease, and Frank Thornton; Members of the Public.  
Unknown Members of the Public.

### ADMINISTRATIVE ITEMS

Call to Order: The Annual Community Meeting of the Boards of Directors (collectively, the “Boards”) of the Lakes at Centerra Metropolitan District Nos. 1-3 (collectively, the “District”) was called to order by Mr. Newby at 6:35 p.m.

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Director Qualifications/Disclosure of Potential Conflicts of Interest: All Board Members confirmed their qualifications to serve on the Boards. 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 some Board Members are employees of McWhinney Real Estate Services, Inc., which is associated with the primary developer within the Districts. Mr. Pogue advised the Boards that pursuant to Colorado law, certain disclosures by the Board Members might be required prior to taking official action at a meeting. The Boards 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 Boards determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Boards to act.

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## ANNUAL MEETING REQUIREMENTS

Presentation regarding the Status of Public Infrastructure Projects within the Districts: Mr. Newby and Mr. D. Campbell presented the Status of Public Infrastructure Projects within the District.

Unaudited Financial Statements: Mr. B. Campbell presented the Unaudited Financial Statements for the period ending June 30, 2025 and answered questions.

Presentation regarding the status of Outstanding Bonds: Mr. Campbell presented the Status of Outstanding Bonds and answered questions.

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## CONSOLIDATION ELECTION PRESENTATION

Mr. Pogue presented the Consolidation Election Q&A, providing general information regarding the Consolidation Election at which voters will decide whether to consolidate The Lakes at Centerra Metropolitan District Nos. 1, 2, and 3 into a single Metropolitan District.

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## ANNUAL MEETING TOPICS & CONSOLIDATION QUESTIONS

Open Floor for Questions: Mr. Newby, Mr. Pogue, and Mr. Campbell answered questions from the public related to the Annual Meeting Requirements and November Consolidation Election.

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## ADJOURNMENT

There being no further business to come before the Boards, the meeting was adjourned at 8:00 p.m.

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

Respectfully submitted,

*Jake Downing*

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Jake Downing, Recording Secretary for the Meeting