

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE LAKES AT CENTERRA CONSOLIDATED METROPOLITAN DISTRICT

HELD
July 9, 2026

The Regular Meeting of the Board of Directors of The Lakes at Centerra Consolidated Metropolitan District was held at the offices of Pinnacle Consulting Group, Inc., 550 W Eisenhower Blvd, Loveland, CO, 80537, and via MS Teams and Teleconference on Thursday, July 9, 2026, at 2:30 p.m.

ATTENDANCE

Directors in Attendance:

James Laferriere – President
Jerilyn Wagner – Secretary
Stephen Piereson – Treasurer

Directors Absent, and Excused:

Susan Draut – Vice President
Lance Noble – Asst. Secretary

Also in Attendance:

Alan Pogue; Icenogle Seaver Pogue, P.C.
Bryan Newby, Jennifer Ondracek, Dillon Gamber, Nic Ortiz, Kent Krause, and Jake Downing; Pinnacle Consulting Group, Inc.

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 Consolidated Metropolitan District was called to order by Mr. Newby at 2:38 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, noted that no conflicts of interest existed with respect to the listed agenda and requested that any Board Members disclose for the record any affiliation with homeowners' associations operating within the boundaries of the District. Directors Laferriere, Wagner, and Noble made aware their current Board seats on the Lakes at Centerra Master Homeowners Association Board of Directors. Mr. Pogue advised the Board that pursuant to Colorado law, certain disclosures by Directors Laferriere, Wagner, and Noble would be required prior to taking official action at a meeting should any agenda items affect the Lakes at Centerra Master Homeowners Association.

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

RESOLVED to approve the agenda, as amended to include item IV B: Discussion and Approval of Service Agreement with GLH Construction for Explorer Park Concrete Sidewalk and Curb and Gutter Repairs.

Confirmation of Meeting, Posting of Meeting Notices: Mr. Newby confirmed that notice of the meeting was posted at least 24-hours in advance on the District's website as well as two locations physically within the boundaries of the District as required by state statute.

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

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 Wagner, Seconded by Director Piereson, the following items on the consent agenda were unanimously approved, ratified and adopted:

- A. Minutes – May 5, 2026, Organizational Meeting.
- B. Payment of Claims.

DISTRICT MANAGER ITEMS

District Managers' Report: Mr. Newby and Mr. Gamber presented the District Managers' Report to the Board and answered questions.

North Pump Station and Irrigation: Mr. Gamber presented an update regarding the North Pump Station and irrigation system and answered questions. Mr. Gamber reported that the District is coordinating with Waterwise Land and Waterscapes, Inc., to address ongoing irrigation issues and areas requiring landscape reestablishment.

District Management noted that the irrigation issues may be related to the system controller or the reservoir intake pump. Ramey Environmental Compliance, Inc., inspected the reservoir intake pump and provided a repair proposal. District Management is reviewing both potential causes

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to identify the source of the issue and determine the appropriate corrective action.

Director Wagner reported that she contacted Northern Water and scheduled a consultation to discuss potential grant funding for irrigation repairs and upgrades within District-maintained areas, as well as areas currently managed by the High Plains Environmental Center (“HPEC”). Following discussion, upon a motion duly made by Director Laferriere, seconded by Director Piereson, and upon vote, unanimously carried, it was

RESOLVED to authorize Director Wagner to continue pursuing grant funding opportunities through Northern Water on behalf of the District.

Explorer Park Slide Replacement Options and Project: Mr. Gamber and Ms. Ondracek presented the Explorer Park slide replacement options to the Board and discussed potential project approaches and related budget considerations. Following review and discussion, the Board directed District Management to continue evaluating the replacement options and to incorporate the project into the District’s proposed 2027 Budget.

Permanent Bulletin Board Installation: Mr. Gamber presented proposals for installation of Permanent Bulletin Boards within the District to the Board and answered questions. Following review and discussion, upon a motion duly made by Director Laferriere, seconded by Director Wagner, and upon vote, unanimously carried, it was

RESOLVED to approve installation of Permanent Bulletin Boards within the District in the amount of \$1,790.00., as presented.

Little Free Library Installation: Mr. Gamber presented proposals for installation of a Little Free Library within the District and answered questions. Following review and discussion, upon a motion duly made by Director Laferriere, seconded by Director Wagner, and upon vote, unanimously carried, it was

RESOLVED to approve the installation of a Little Free Library within the District in the amount of \$470.00., as presented.

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CAPITAL INFRASTRUCTURE ITEMS

Service Agreement with Phase 9 and Waterwise Land and Waterscapes, Inc., for Irrigation and Landscape Repair: Mr. Ortiz presented the Service Agreement with Phase 9 and Waterwise Land and Waterscapes, Inc., for Irrigation and Landscape Repair to the Board and answered questions. Following review and discussion, upon a motion duly made by Director Piereson, seconded by Director Laferriere, and upon vote, unanimously carried, it was

RESOLVED to approve the Service Agreement with Phase 9 and Waterwise Land and Waterscapes, Inc., for Irrigation and Landscape Repair in the amount of \$4,500.00., as presented.

Service Agreement with GLH Construction or Explorer Park Concrete Sidewalk and Curb and Gutter Repairs: Mr. Ortiz presented the Service Agreement with GLH Construction for Explorer Park Concrete Sidewalk and Curb and Gutter Repairs to the Board and answered questions. Following review and discussion, upon a motion duly made by Director Piereson, seconded by Director Laferriere, and upon vote, unanimously carried, it was

RESOLVED to approve the Service Agreement with GLH Construction for Explorer Park Concrete Sidewalk and Curb and Gutter Repairs, subject to final pricing.

FINANCIAL ITEMS

Unaudited Financial Statements for the Period Ending February 28, 2026: Ms. Ondracek presented the Unaudited Financial Statements for the Period Ending February 28, 2026, to the Board and answered questions.

Audit Update: Ms. Ondracek presented a 2025 Audit Update to the Board and answered questions.

LEGAL ITEMS

Resolution Accepting Outlots from CR Development, Inc: Mr. Pogue presented a Resolution Accepting Outlots from CR Development, Inc., to the Board and answered questions. Following review and discussion, upon a motion duly made by Director Laferriere, seconded by Director Wagner, and upon vote, unanimously carried, it was

RESOLVED to approve the Resolution Accepting Outlots from CR Development, Inc., as presented.

Transfer of Property to the HOA: Mr. Pogue discussed the Transfer of Property to the HOA with the Board and answered questions.

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Loveland District Signage: Mr. Pogue discussed the City of Loveland Metropolitan District signage requirement with the Board and answered questions.

DIRECTOR
COMMENT

There were no Director Comments received.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 4:33 p.m.

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

Respectfully submitted,



Jake Downing, Recording Secretary for the Meeting