

RECORD OF PROCEEDINGS

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

HELD
June 25, 2025

The Special Meeting of the Boards of Directors of The Lakes at Centerra Metropolitan District No. 3 was held via MS Teams and Teleconference on Wednesday, June 25, 2025, at 3:00 p.m.

ATTENDANCE

Directors in Attendance:

Susan Draut, Secretary & Treasurer
Lance Noble, Director
Jerilyn Wagner, Assistant Secretary

Directors Absent, and Excused:

Kim Perry, President & Chairperson

Also in Attendance:

Alan Pogue; Icenogle Seaver Pogue, P.C.
Bryan Newby, Brendan Campbell, Dillon Gamber, and Jake Downing;
Pinnacle Consulting Group, Inc.
Sam Salazar and Wendy Messinger; McWhinney.
Anne Blair, Robyn Crowley, Stephen Piereson, Lance Noble, James
Laferriere, and 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 four Directors in attendance. The Special Meeting of the Board of Directors of The Lakes at Centerra Metropolitan District No. 3 was called to order by Mr. Newby at 3:43 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 Districts. 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

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

RESOLVED to approve the agenda, as presented.

Appointment of Directors: Mr. Pogue addressed the Board noting there is one interested candidate to fill the vacancy on the Board of Directors. Following review and discussion, upon a motion duly made by Director Wagner, seconded by Director Draut, and upon vote, unanimously carried, it was

RESOLVED to appoint Stephen Piereson to the Board of Directors.

Election of Officers: Mr. Pogue discussed the Election of Officers with the Board. After discussion, upon a motion duly made by Director Draut, seconded by Director Wagner, and upon vote, unanimously carried, it was

RESOLVED to elect the slate of officers as noted below:

Kim Perry – President & Chairperson
Stephen Piereson – Vice President
Lance Noble – Treasurer
Susan Draut – Secretary
Jerilyn Wagner – Assistant Secretary

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

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- A. Minutes – May 1, 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. Director Wagner asked the management team about the status of the slide at Explorer Park. Mr. Gamber relayed to Director Wagner that after discussions with a CSD Pool playground inspector, all aspects of the slide were installed according to plan and fully meet spec and compliance requirements. Director Draut impressed upon the management team the need for a set date for an asset turnover discussion and review. Director Wagner discussed with the management team the status of the landscaping and temporary irrigation intended to be reinstalled where the developer Landmark’s activities had caused disrepair. Additionally, Director Wagner discussed with the management team the status of the drainage issue at Mirror Lake.

FINANCIAL ITEMS

Finance Manager’s Report: Mr. Campbell reviewed the Finance Manager’s Report with the Board and answered questions.

LEGAL ITEMS

Joint Resolution Clairifying and Approving a Correction to the Districts’ Consolidation Resolutions and Consolidation Resolutions: Mr. Pogue presented the Joint Resolution Clairifying and Approving a Correction to the Districts’ Consolidation Resolutions and Consolidation Resolutions to the Board and answered questions. Upon a motion duly made by Director Wagner, seconded by Director Draut, and upon vote, unanimously carried, it was

RESOLVED to approve the Joint Resolution Clairifying and Approving a Correction to the Districts’ Consolidation Resolutions and Consolidation Resolutions, as presented.

Amended Technology Accessibility Statement and the Adoption of Accessibility Plan: Mr. Pogue presented the Amended Technology Accessibility Statement and the Adoption of Accessibility Plan to the Board. Upon a motion duly made by Director Draut, seconded by Director Wagner, and upon vote, unanimously carried, it was

RESOLVED to approve the Amended Technology Accessibility Statement and the Adoption of Accessibility Plan, as presented.

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DIRECTOR
COMMENT

There were no Director Comments received.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 3:49 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