

# RECORD OF PROCEEDINGS

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

HELD  
July 24, 2025

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, July 24, 2025, at 1:00 p.m.

### ATTENDANCE

#### Directors in Attendance:

Kim Perry, President & Chairperson  
Samantha Salazar, Vice President/Assistant Secretary

#### Directors Absent, and Excused:

Wendy Messinger. Assistant Treasurer

#### Also in Attendance:

Alan Pogue; Icenogle Seaver Pogue, P.C.  
Bryan Newby, Doug Campbell, Brendan Campbell, Dillon Gamber, and  
Jake Downing; Pinnacle Consulting Group, Inc.  
Sam Voelz, Christina Rotella, Jeff Breidenbach; McWhinney.  
Anne Blair, James Laferriere, Larry Luke, Stephen Piereson, and Jerilyn  
Wagner; Members of the Public.

### ADMINISTRATIVE ITEMS

Declaration of Quorum/Call to Order: Mr. Newby noted that a quorum was present, with two out of three Directors in attendance. The Special Meeting of the Board of Directors of The Lakes at Centerra Metropolitan District No. 1 was called to order by Mr. Newby at 1:02 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 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

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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 Perry, seconded by Director Salazar, and upon vote, unanimously carried, it was

**RESOLVED** to approve the agenda, as amended to remove Item III: Capital Infrastructure Items, and Item II. C. Ratification of Contract Modifications.

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

Director Comment: There were no Director Comments received.

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## 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 Perry, Seconded by Director Salazar, the following items on the consent agenda were unanimously approved, ratified and adopted:

- A. Minutes – June 25, 2025, Regular Meeting.
  - B. Payment of Claims.
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## DISTRICT MANAGER ITEMS

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

Designation of Final Approver for District Payables: Mr. Newby discussed the Designation of Final Approver for District Payables with the Board. Following discussion, the Board designated Director Messinger as Final Approver for District Payables.

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## FINANCIAL ITEMS

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

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## LEGAL ITEMS

First Amendment to District No. 1 2025 Meeting Resolution: Mr. Pogue presented the First Amendment to District No. 1 Meeting Resolution to

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the Board and answered questions. Following review and discussion, upon a motion duly made by Director Salazar, seconded by Director Perry, and upon vote, unanimously carried, it was

**RESOLVED** to approve the First Amendment to District No. 1 2025 Meeting Resolution, as presented.

DIRECTOR  
COMMENT

There were no Director Comments received.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 1:47 p.m.

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

Respectfully submitted,



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Jake Downing, Recording Secretary for the Meeting