

RECORD OF PROCEEDINGS

MINUTES OF THE COORDINATED REGULAR MEETING OF CENTERRA METROPOLITAN DISTRICT NOS. 1-5

HELD
May 18, 2023

The Boards of Directors of Centerra Metropolitan District Nos. 1-5 held a coordinated regular meeting, open to the public, via MS Teams at 1:00 p.m., Thursday, May 18, 2023.

ATTENDANCE

Directors in Attendance:

Kim Perry, President
David Spaeth, Vice President
Tim DePeder, Assistant Secretary & Assistant Treasurer

Directors Absent, but Excused:

Josh Kane, Treasurer/Assistant Secretary

Also in Attendance:

Alan Pogue; Icenogle Seaver Pogue, P.C.
Jim Niemczyk, Samantha Romero, Jeff Breidenbach, Amanda Dwight, and
Mike McBride; McWhinney
Shannon McEvoy, Sarah Bromley, Bryan Newby, Jordan Wood, Casey
Milligan, Shadrack Too, Brendan Campbell, Jennifer Ondracek, and Irene
Buenavista; Pinnacle Consulting Group, Inc.

CALL MEETING TO ORDER

The Coordinated Regular meeting was convened at 1:02 p.m. by Director Perry, noting that a quorum was present. The Directors in attendance confirmed their qualifications to serve.

COMBINED MEETING

The Districts are meeting in a combined Board meeting. Unless otherwise noted, the matters set forth below shall be deemed to be the actions of the Centerra Metropolitan District No. 1, with concurrence by the Centerra Metropolitan Districts Nos. 2, 3, 4, and 5.

CONFLICT OF INTEREST DISCLOSURE

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, Inc., which is associated with the primary landowners and 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.

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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.

APPROVAL OF AGENDA

The Boards considered the agenda. Ms. Bromley requested of the Boards to amend the agenda, to remove item II C. Financial Statements for the period ending March 31, 2023. Upon motion duly made by Director DePeder, seconded by Director Spaeth and, upon vote, it was unanimously

RESOLVED to approve the agenda, as amended.

PUBLIC COMMENT

There were no comments made by members of the public.

CONSENT AGENDA

The Boards considered the following items on the consent agenda:

- A. Approval of Minutes – April 20, 2023, Regular Meeting Minutes.
- B. Ratification of Payables.
- C. Ratification of Contract Modifications.

Upon motion duly made by Director DePeder, seconded by Director Spaeth, and, upon vote, it was unanimously

RESOLVED to approve all items on the consent agenda, as presented.

DISTRICT MANAGER ITEMS

Monthly Operations Update: Ms. Bromley presented the Monthly Operations Update to the Boards and answered questions.

District Manager's Report: Ms. Bromley presented the District Manager's report to the Boards and answered questions.

CAPITAL INFRASTRUCTURE ITEMS

District Capital Infrastructure Report and Project Manager Update: Mr. Milligan, Mr. Breidenbach, and Mr. McBride reviewed the District Capital Infrastructure Report and provided a District Project Manager update to the Boards and answered questions.

Capital Fund Summary and Capital Needs Assessment Review: Mr. Milligan, Mr. Niemczyk, and Mr. Breidenbach reviewed the Capital Fund Summary and Capital Needs Assessment with the Boards and answered questions.

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Parcel 504 Phase II (CFS #10): Mr. Milligan presented to the Boards the Master Services Agreement and Work Order 2023-01 with Kahar Plumbing and Heating Inc. in the amount \$10,425.00 for Firepit Gasline and answered questions. Following review and discussion, upon motion duly made by Director DePeder, seconded by Director Spaeth, and upon vote, it was unanimously

RESOLVED to approve the master services agreement and work order 2023-01 with Kahar Plumbing and Heating Inc. in the amount \$10,425.00 for Firepit Gasline in Parcel 504 Phase II (CFS #10).

Kendall Parkway Underpass/Bus Stop Enhancements (CFS #13): Mr. Breidenbach provided an update to the Boards regarding Kendall Parkway Underpass/Bus Stop Enhancements bid and answered questions.

Precision on the Tracks (CFS #17): Mr. Milligan presented to the Boards the Bid Summary Memorandum for Public Sidewalk Improvements and answered questions. Mr. Milligan presented a construction contract with Northstar Concrete, Inc. in the amount of \$90,367.50 and answered questions. Following review and discussion, upon motion duly made by Director DePeder, seconded by Director Spaeth, and upon vote, it was unanimously

RESOLVED to award a construction contract with Northstar Concrete, Inc. in the amount of \$90,367.50 for Precision on the Tracks (CFS #17).

Myers Subdivision Landscaping and Sidewalk (CFS #18): Mr. Milligan presented to the Boards the Bid Summary Memorandum for Public Sidewalk Improvements and answered questions. Mr. Milligan presented a construction contract with Northstar Concrete, Inc. in the amount of \$22,640.00 and answered questions. Following review and discussion, upon motion duly made by Director DePeder, seconded by Director Spaeth, and upon vote, it was unanimously

RESOLVED to award a construction contract with Northstar Concrete, Inc. in the amount of \$22,640.00 for Myers Subdivision Landscaping and Sidewalk (CFS #18).

FINANCIAL ITEMS

Finance Manager’s Report: Ms. Buenavista provided an update to the Boards and answered questions.

LEGAL ITEMS

Millenium East 13th Construction and Contracting/Kinston MD Reimbursement Agreement: Mr. Pogue provided a brief history of Millenium

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East 13th Construction and Contracting/Kinston MD Reimbursement Agreement. The Boards discussed the Agreement and Mr. Pogue answered questions.

ITEMS FROM DIRECTORS

There were no Items from Directors brought before the Boards.

OTHER MATTERS

There were no Other Matters brought before the Boards.

EXECUTIVE SESSION

No Executive Session was held.

ADJOURNMENT

There being no further business to come before the Boards, the meeting was adjourned at 1:41 p.m.

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

Respectfully Submitted,

DocuSigned by:
Jordan Wood

Jordan Wood, Secretary for the Meeting