

RECORD OF PROCEEDINGS

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

HELD
July 16, 2026

The Annual Meeting of the Board of Director of the Centerra Metropolitan District Nos. 1-5 was held via MS Teams and Teleconference on Thursday, July 16, 2026, at 12:00 p.m.

ATTENDANCE

Directors in Attendance:

Jeff Breidenbach, President
Sam Voelz, Treasurer
Sam Salazar, Secretary

Directors Absent, but Excused:

David Spaeth, Vice President
Wendy Messinger, Asst. Secretary

Also in Attendance:

Deborah Early; Icenogle Seaver Pogue, P.C.
Bryan Newby, Jennifer Ondracek, Dillon Gamber, Nic Ortiz, and Matt Sorensen; Pinnacle Consulting Group, Inc.
Christina Rotella, Erik Robinson, and Elise Gordon; Realberry Real Estate Services, LLC.
Christine Kakupovic and Jonathan Jacobson; Cohere.
Chris Nelson; City of Loveland.
Sarah Green; Member of the Public.

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 Annual Community Meeting of the Boards of Directors (collectively, the “Boards”) of the Centerra Metropolitan District Nos. 1-5 (collectively, the “District”) was called to order by Mr. Newby at 12:01 p.m.

Director Qualifications/Disclosure of Potential Conflicts of Interest: All Board Members confirmed their qualifications to serve on the Boards. Deborah Early, 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 Realberry Real Estate Services, LLC. (“Realberry”), which is associated with the primary developer (Centerra Properties West, LLC) within the Districts. Furthermore, all Board members have disclosed that the Board members have entered into Agreements for the Sale and Purchase of Real Estate with CPW, CIndustrial 7, LLC., and Centerra

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East Development, Inc., all managed or affiliated with Realberry, to purchase real estate within the Districts. Ms. Early 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.

ANNUAL MEETING REQUIREMENTS

Presentation regarding the Status of Public Infrastructure Projects within the Districts: Mr. Robinson and Mr. Ortiz presented the Status of Public Infrastructure Projects within the District.

Unaudited Financial Statements: Ms. Ondracek presented the Unaudited Financial Statements for the period ending May 31, 2026.

Presentation regarding the status of Outstanding Bonds: Ms. Ondracek presented the Status of Outstanding Bonds.

Open Floor for Questions: There were no questions from members of the public.

ADJOURNMENT

There being no further business to come before the Boards, the meeting was adjourned at 12:10 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