

CENTERRA METROPOLITAN DISTRICTS NOS. 1-5

www.centerramd.live

NOTICE OF REGULAR MEETING AND AGENDA

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Kim Perry	President	May 2025
David Spaeth	Vice President	May 2023
Josh Kane	Treasurer & Assistant Secretary	May 2025
Abby Kirkbride	Secretary	May 2023
Tim DePeder	Assistant Secretary & Assistant Treasurer	May 2025

DATE: January 19, 2023 (Thursday)

TIME: 1:00 P.M.

PLACE: MS TEAMS

[Click here to join the meeting](#) (Please press the control key and click to access hyperlink)

<https://tinyurl.com/48zjj9sz> (This link can be copied into your web browser)

+1 720-721-3140; Conference ID: 850 488 53# (If joining the meeting by phone)

I. ADMINISTRATIVE ITEMS

- A. Call to Order.
- B. Declaration of Quorum/Director Qualifications/Disclosure of any potential Conflicts of Interest.
- C. Approval of Agenda. **(Pages 1-2)**
- D. Public Comment. Comments are limited to Three (3) minutes per speaker.

II. CONSENT AGENDA

- A. Approval of Minutes – November 17, 2022, Regular Meeting Minutes. **(Pages 3-8)**
- B. Ratification of Payables. **(Pages 9-20)**
- C. Ratification of Contract Modifications. **(Pages 21-22)**

III. CAPITAL INFRASTRUCTURE ITEMS

- A. District Capital Infrastructure Report and Project Manager Update. **(Pages 23-27)**
- B. Capital Fund Summary and Capital Needs Assessment Review. **(To be Distributed Under Separate Cover)**
- C. Budget Approval and Contracting.
 - i. Parcel 504 Phase III (CFS #11)
 - (1) Consider Approval of Amended Project Budget (\$525,000.00)
 - ii. Myers Subdivision Landscaping and Sidewalk (CFS #18)
 - (1) Consider Approval of Project Budget (\$35,000.00)
 - iii. Kendall Parkway, Rocky Mountain to Centerra Parkway (CFS #19)
 - (1) Consider Approval of Project Budget (\$200,000.00)

IV. FINANCIAL ITEMS

- A. Finance Manager's Report. **(Pages 28-30)**

V. LEGAL ITEMS

- A. Consideration and Approval of Kendall Parkway Second Amendment to Option Agreement, First Amendment to Easement Agreement, and Special Warranty Deed. **(Pages 31-53)**

VI. DISTRICT MANAGER ITEMS

- A. Monthly Operations Update. **(Pages 54-56)**
B. District Manager's Report. **(Pages 57-58)**

VII. ITEMS FROM DIRECTORS

VIII. OTHER MATTERS

- IX. EXECUTIVE SESSION** – if necessary, pursuant to § 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice on specific legal questions.

X. ADJOURNMENT

***The next Regular Meeting is scheduled for
Thursday, February 16, 2023***

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

HELD
November 17, 2022

The Boards of Directors of Centerra Metropolitan District Nos. 1-5 held a coordinated regular meeting, open to the public, via MS Teams at 12:00 p.m., Thursday, November 17, 2022.

ATTENDANCE

Directors in Attendance:
Kim Perry, President
David Spaeth, Vice President
Abby Kirkbride, Secretary
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.
Amanda Worrell; City of Loveland
Jim Niemczyk, Samantha Romero, Jeff Breidenbach, Christina Rotella, and
Lindsay Mercier; McWhinney
Sarah Bromley, Bryan Newby, Brendan Campbell, Dillon Gamber, Casey
Milligan, Shannon McEvoy, Irene Buenavista, and Stanley Holder; Pinnacle
Consulting Group, Inc.

CALL MEETING TO
ORDER

The Coordinated Regular meeting was convened at 12:03p.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. 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. Buenavista requested of the Boards to amend the agenda to include Consideration and Approval of 2022 Auditor under Financial Items. Upon motion duly made by Director DePeder, seconded by Director Kirkbride 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 – October 20, 2022, Regular Meeting Minutes.
- B. Ratification of Payables.
- C. Ratification of Contract Modifications.
- D. Consideration and Approval of 2023 Annual Administrative Matters Resolution.
- E. Consideration and Approval of 2023 Meeting Resolution.
- F. Consideration and Approval of 2023 Election Resolution.

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

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

CAPITAL INFRASTRUCTURE ITEMS

District Capital Infrastructure Report: Mr. Milligan and Mr. Breidenbach reviewed the District Capital Infrastructure Report with the Boards and answered questions.

District Project Manager Update: Mr. Milligan and Mr. Breidenbach reviewed the District Project Manager Update with the Boards and answered questions.

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

Boyd Lake Avenue South (CFS #7) - Change Order 1 to Work Order 2019-08 with MRES for District Project Management Services: Mr. Breidenbach presented the Change Order 1 to Work Order 2019-08 with MRES for District Project Management Services to the Boards and answered questions. Upon motion duly made by Director DePeder, seconded by Director Kirkbride and, upon vote, it was unanimously

RESOLVED to approve the Change Order 1 to Work Order 2019-08 with MRES for District Project Management Services in the amount of \$367,633.97.

Parcel 301 (CFS #9) - Change Order 1 to Work Order 2020-01 with MRES for District Project Management Services: Mr. Breidenbach presented the Change Order 1 to Work Order 2020-01 with MRES for District Project Management Services to the Boards and answered questions. Upon motion duly made by Director DePeder, seconded by Director Kirkbride and, upon vote, it was unanimously

RESOLVED to approve the Change Order 1 to Work Order 2020-01 with MRES for District Project Management Services in the amount of \$98,648.89.

FINANCIAL ITEMS

Finance Managers Report: Ms. Buenavista presented the Finance Manager's Report to the Boards and answered questions.

2022 Amended Budget Hearing: Director Perry opened the 2022 Amended Budget Hearing to the public. Ms. Bromley reported that notice of the hearing had been published on November 10, 2022, in accordance with state budget law. No written objections or public comments were received prior to the public hearing. The Boards reviewed the 2022 amended budgets as follows:

District No. 1:
Capital Projects Fund Expenditures: \$19,521,073

District No. 2:
General Fund Expenditures: \$654,242

There being no public input, the public hearing portion of the budget was closed. Upon motion duly made by Director DePeder, seconded by Director Kirkbride, and upon vote, it was unanimously

RESOLVED to approve the Resolution to Amend the 2022 Budgets for Centerra Metropolitan District Nos. 1-5.

2023 Budget Hearing: Director Perry opened the 2023 Budget Hearing to the public. Ms. Bromley reported that notice of the hearing had been published on November 10, 2022, in accordance with state budget law. No written objections or public comments were received prior to the public hearing. Mr. Gamber discussed with the Boards the Undeveloped Public Land 2023 budget, recommending a decrease in the budget from \$55,000 to \$40,000. The Boards reviewed the 2023 budgets, which detailed estimated revenues and expenditures.

District No. 1:

Mill levy is 00.000 mills.

General Fund Expenditures: \$3,311,339

Debt Service Fund Expenditures: \$17,722,537

Capital Projects Fund Expenditures: \$9,784,369

District No. 2:

Operating Mill levy is 18.000 mills.

Debt Service Mill levy is 44.000 mills.

General Fund Expenditures: \$740,834

District No. 3:

Mill levy is 5.000 mills.

General Fund Expenditures: \$1,265

District No. 4:

Mill levy is 00.000 mills.

General Fund Expenditures: \$0

District No. 5:

Mill levy is 15.000 mills.

General Fund Expenditures: \$30,522

There being no public input, the public hearing portion of the budget was closed. After further review and discussion, upon motion duly made by Director DePeder, seconded by Director Kirkbride and, upon vote, it was unanimously

RESOLVED to approve the Resolution to Adopt the 2023 budgets for Centerra Metropolitan Districts Nos. 1-5, set the mill levies, appropriate budgeted funds upon final certification of value being received by the County of Larimer on or before December 15, 2022 and approve all other documents related to the 2023 budgets. The District Manager is authorized to make minor modifications that may be necessary following receipt of final assessed values.

2022 Auditor: Ms. Buenavista discussed engaging Haynie & Co. to perform the 2022 audit with the Boards and answered questions. Upon motion duly made by Director DePeder, seconded by Director Kirkbride, and upon vote, it was unanimously

RESOLVED to engage Haynie & Co. to perform the 2022 audit.

MRES for Financial Services Related to Bond Issuances: Mr. Pogue presented the MRES for Financial Services Related to Bond Issuances to the Boards and answered questions. Upon motion duly made by Director DePeder, seconded by Director Kirkbride and, upon vote, it was unanimously

RESOLVED to approve the MRES for Financial Services Related to Bond Issuances.

Bond Update: Mr. Campbell discussed the bond update with the Boards and answered questions.

LEGAL ITEMS

Mr. Pogue informed the Boards that in the latter part of December there will be an adjustment to the park and ride easement.

DISTRICT MANAGER ITEMS

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

Monthly Operations Update: Mr. Gamber presented the Monthly Operations Update to the Boards and answered questions.

Authorization to Execute 2023 Work Orders with Approved Operations and Maintenance Service Contractors within the Approved 2023 Budget: Mr. Gamber presented the following list of Operations and Maintenance Service Contractors to the Boards and answered questions.

- i. Affordable Pest Control
- ii. Affordable Sealing and Striping
- iii. All Sweep
- iv. Amans Painting
- v. DaVinci Signs
- vi. Denver Commercial Property Services
- vii. Environmental Designs Inc.
- viii. ET Water
- ix. Fiske Electric
- x. Foothills Landscape Maintenance
- xi. Green Earth Midwest
- xii. High Plains Environmental Center

- xiii. McWhinney Real Estate Services
- xiv. Ornamental Landscape Management (OLM)
- xv. On Demand Concrete
- xvi. Ramey Environmental Compliance
- xvii. SavAtree
- xviii. SWPPP Colorado

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

RESOLVED to approve the Execution of 2023 Work Orders with Approved Operations and Maintenance Service Contractors within the Approved 2023 Budget.

2023 Master Service Agreements with Operations and Maintenance Service Contractors: Ms. Bromley presented the 2023 Master Service Agreements with Operations and Maintenance Service Contractors to the Boards and answered questions.

ITEMS FROM DIRECTORS

Director Perry inquired about the status of street light repairs being conducted by the city. Mr. Gamber responded saying that he will contact the city and check the status of the replacements.

OTHER MATTERS

There were no other matters brought before the Boards.

ADJOURNMENT

There being no further business to come before the Boards, the meeting was adjourned at 12:58 p.m.

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

Respectfully Submitted,

Bryan Newby, Secretary for the Meeting

Centerra Metropolitan District
 Check/Voucher Register
 From 10/29/2022 Through 1/12/2023

Check #	Check Date	Vendor Name	Transaction Description	Check Amount
8063	11/18/2022	City of Loveland	Centerra – Precision on the Tracks	<u>24,000.00</u>
Total 8063				24,000.00
8064	11/18/2022	City of Loveland	Centerra – Precision on the Tracks	<u>24,000.00</u>
Total 8064				24,000.00
8065	11/18/2022	City of Loveland	Centerra - Precision on the Tracks	<u>7,990.00</u>
Total 8065				7,990.00
ACH 110122 001	11/1/2022	City of Loveland Water & Power Dept	Utilities	<u>4,033.00</u>
Total ACH 110122 001				4,033.00
ACH 110122 002	11/1/2022	City of Loveland Water & Power Dept	Utilities	<u>6,819.54</u>
Total ACH 110122 002				6,819.54
ACH 110122 003	11/1/2022	City of Loveland Water & Power Dept	Utilities	<u>1,538.75</u>
Total ACH 110122 003				1,538.75
ACH 110122 004	11/1/2022	City of Loveland Water & Power Dept	Utilities	<u>4,585.01</u>
Total ACH 110122 004				4,585.01
ACH 110122 005	11/1/2022	City of Loveland Water & Power Dept	Utilities	<u>90.06</u>
Total ACH 110122 005				90.06
ACH 110222 001	11/2/2022	Development Planning & Finance Group, Inc.	Engineering and Other Prof Services	<u>1,060.75</u>
Total ACH 110222 001				1,060.75
ACH 110222 002	11/2/2022	McWhinney Real Estate Services, Inc	Amenities	<u>4,717.00</u>
Total ACH 110222 002				4,717.00
ACH 110822 001	11/8/2022	Little Thompson Water District	Utilities	<u>41.74</u>
Total ACH 110822 001				41.74
ACH 110822 002	11/8/2022	Little Thompson Water District	Utilities	<u>253.63</u>
Total ACH 110822 002				253.63
ACH 111422 001	11/14/2022	Fort Collins-Loveland Water District	Utilities	<u>436.71</u>
Total ACH 111422 001				436.71

Centerra Metropolitan District
 Check/Voucher Register
 From 10/29/2022 Through 1/12/2023

10

Check #	Check Date	Vendor Name	Transaction Description	Check Amount
ACH 111422 002	11/14/2022	Fort Collins-Loveland Water District	Utilities	<u>108.14</u>
Total ACH 111422 002				108.14
ACH 111522 001	11/15/2022	Tim DePeder	Director Fees	<u>186.45</u>
Total ACH 111522 001				186.45
ACH 111522 002	11/15/2022	Joshua Kane	Director Fees	<u>372.90</u>
Total ACH 111522 002				372.90
ACH 111522 003	11/15/2022	Abby Kirkbride	Director Fees	<u>372.90</u>
Total ACH 111522 003				372.90
ACH 111522 004	11/15/2022	David Spaeth	Director Fees	<u>559.35</u>
Total ACH 111522 004				559.35
ACH 111622 001	11/16/2022	City of Loveland Water & Power Dept	Utilities	<u>93.56</u>
Total ACH 111622 001				93.56
ACH 112122 001	11/21/2022	C&C Landscaping LLC	Boyd Lake Ave & KPL	<u>700.00</u>
Total ACH 112122 001				700.00
ACH 112122 002	11/21/2022	CMS Environmental Solutions, LLC	Northwest Arterial Roadways Phase 2	<u>395.00</u>
Total ACH 112122 002				395.00
ACH 112122 003	11/21/2022	CMS Environmental Solutions, LLC	Boyd Lake Avenue South	<u>205.00</u>
Total ACH 112122 003				205.00
ACH 112122 004	11/21/2022	CMS Environmental Solutions, LLC	Centerra Parcel 504 Phase II	<u>415.00</u>
Total ACH 112122 004				415.00
ACH 112122 005	11/21/2022	Connell Resources, Inc.	Centerra Parcel 504 Phase II - Project Direct	<u>50,660.85</u>
Total ACH 112122 005				50,660.85
ACH 112122 006	11/21/2022	Connell Resources, Inc.	Centerra Parcel 504 Phase II - Project Direct	<u>32,792.81</u>
Total ACH 112122 006				32,792.81
ACH 112122 007	11/21/2022	Tim DePeder	Director Fees	<u>372.90</u>
Total ACH 112122 007				372.90

Centerra Metropolitan District
 Check/Voucher Register
 From 10/29/2022 Through 1/12/2023

Check #	Check Date	Vendor Name	Transaction Description	Check Amount
ACH 112122 008	11/21/2022	DTJ DESIGN, INC	Centerra Parcel 504 Phase II	<u>405.00</u>
Total ACH 112122 008				405.00
ACH 112122 009	11/21/2022	Earth Engineering Consultants, LLC	Centerra Parcel 504 Phase II - Engineering &	<u>2,766.60</u>
Total ACH 112122 009				2,766.60
ACH 112122 010	11/21/2022	Environmental Designs, Inc.	Savanna 5th Subdivision	<u>449.56</u>
Total ACH 112122 010				449.56
ACH 112122 011	11/21/2022	Felsburg Holt & Ullevig	Engineering & Other Prof. Services	<u>4,231.25</u>
Total ACH 112122 011				4,231.25
ACH 112122 012	11/21/2022	Fort Collins Coloradoan	Boyd Lake Avenue North Landscaping	<u>98.55</u>
Total ACH 112122 012				98.55
ACH 112122 013	11/21/2022	Hines Inc.	Centerra - Precision on the Tracks	<u>1,800.00</u>
Total ACH 112122 013				1,800.00
ACH 112122 014	11/21/2022	Harris Kocher Smith	Centerra Parcel 504 Phase III	<u>24,015.45</u>
Total ACH 112122 014				24,015.45
ACH 112122 015	11/21/2022	King Surveyors	Centerra Parcel 301	<u>1,113.00</u>
Total ACH 112122 015				1,113.00
ACH 112122 016	11/21/2022	King Surveyors	Boyd Lake Ave & KPL	<u>1,633.50</u>
Total ACH 112122 016				1,633.50
ACH 112122 017	11/21/2022	King Surveyors	Centerra Parcel 301	<u>3,994.00</u>
Total ACH 112122 017				3,994.00
ACH 112122 018	11/21/2022	Abby Kirkbride	Director Fees	<u>186.45</u>
Total ACH 112122 018				186.45
ACH 112122 019	11/21/2022	Landtech Contractors, Inc.	Boyd Lake Avenue South	<u>2,807.40</u>
Total ACH 112122 019				2,807.40
ACH 112122 020	11/21/2022	McWhinney Real Estate Services, Inc	Centerra Parcel 504 Phase II	<u>185.50</u>
Total ACH 112122 020				185.50

Centerra Metropolitan District
 Check/Voucher Register
 From 10/29/2022 Through 1/12/2023

Check #	Check Date	Vendor Name	Transaction Description	Check Amount
ACH 112122 021	11/21/2022	McWhinney Real Estate Services, Inc	Centerra Parcel 504 Phase II	<u>185.50</u>
Total ACH 112122 021				185.50
ACH 112122 022	11/21/2022	McWhinney Real Estate Services, Inc	Centerra Parcel 504 Phase II	<u>120.00</u>
Total ACH 112122 022				120.00
ACH 112122 023	11/21/2022	McWhinney Real Estate Services, Inc	Centerra Parcel 504 Phase II	<u>120.00</u>
Total ACH 112122 023				120.00
ACH 112122 024	11/21/2022	McWhinney Real Estate Services, Inc	Centerra Parcel 504 Phase III	<u>5,025.62</u>
Total ACH 112122 024				5,025.62
ACH 112122 025	11/21/2022	Merrick & Company	Engineering & Other Prof. Services	<u>4,929.50</u>
Total ACH 112122 025				4,929.50
ACH 112122 026	11/21/2022	Merrick & Company	Engineering & Other Prof. Services	<u>10,943.00</u>
Total ACH 112122 026				10,943.00
ACH 112122 027	11/21/2022	Olsson, Inc.	Centerra Parcel 301 - Engineering & Surveyin	<u>3,718.50</u>
Total ACH 112122 027				3,718.50
ACH 112122 028	11/21/2022	Pinnacle Consulting Group, Inc.	Boyd Lake Avenue North Landscaping	<u>1,645.00</u>
Total ACH 112122 028				1,645.00
ACH 112122 029	11/21/2022	Pinnacle Consulting Group, Inc.	Boyd Lake Avenue South	<u>2,345.00</u>
Total ACH 112122 029				2,345.00
ACH 112122 030	11/21/2022	Pinnacle Consulting Group, Inc.	Boyd Lake Ave & KPL	<u>1,750.00</u>
Total ACH 112122 030				1,750.00
ACH 112122 031	11/21/2022	Pinnacle Consulting Group, Inc.	Meyers Group 5th Subdivision	<u>210.00</u>
Total ACH 112122 031				210.00
ACH 112122 032	11/21/2022	Pinnacle Consulting Group, Inc.	Northwest Arterial Roadways Phase 2	<u>1,155.00</u>
Total ACH 112122 032				1,155.00
ACH 112122 033	11/21/2022	Pinnacle Consulting Group, Inc.	55150 Centerra Parcel 301	<u>1,575.00</u>
Total ACH 112122 033				1,575.00

Centerra Metropolitan District
 Check/Voucher Register
 From 10/29/2022 Through 1/12/2023

13

Check #	Check Date	Vendor Name	Transaction Description	Check Amount
ACH 112122 034	11/21/2022	Pinnacle Consulting Group, Inc.	Centerra Parcel 504 Phase II	<u>2,380.00</u>
Total ACH 112122 034				2,380.00
ACH 112122 035	11/21/2022	Waterwise Land and Waterscapes, Inc.	Centerra Parcel 301	<u>162,457.34</u>
Total ACH 112122 035				162,457.34
ACH 112922 001	11/29/2022	All Sweep, Inc.	Sweeping	<u>357.00</u>
Total ACH 112922 001				357.00
ACH 112922 002	11/29/2022	Affordable Pest Control	Pest Control	<u>600.00</u>
Total ACH 112922 002				600.00
ACH 112922 003	11/29/2022	Development Planning & Finance Group, Inc.	Engineering and Other Prof Services	<u>15,153.65</u>
Total ACH 112922 003				15,153.65
ACH 112922 004	11/29/2022	Susanne Durkin-Schindler	Monthly PIF/Valuations/URA Revision	<u>1,207.50</u>
Total ACH 112922 004				1,207.50
ACH 112922 005	11/29/2022	Environmental Designs, Inc.	Manicured Landscaping O&M	35,772.80
ACH 112922 005	11/29/2022	Environmental Designs, Inc.	Manicured Landscaping Upgrades	8,207.71
ACH 112922 005	11/29/2022	Environmental Designs, Inc.	Utility Locating/Coordination	288.00
ACH 112922 005	11/29/2022	Environmental Designs, Inc.	Winter Watering	<u>277.50</u>
Total ACH 112922 005				44,546.01
ACH 112922 006	11/29/2022	Foothills Landscape Maintenance, LLC	Mowing and Weed Control	<u>6,060.00</u>
Total ACH 112922 006				6,060.00
ACH 112922 007	11/29/2022	Fort Collins Coloradoan	Office, Dues & Other	<u>266.68</u>
Total ACH 112922 007				266.68
ACH 112922 008	11/29/2022	GreenEarth Midwest, LLC	Irrigation Repair & Upgrade	442.20
ACH 112922 008	11/29/2022	GreenEarth Midwest, LLC	Manicured Landscaping O&M	3,516.67
ACH 112922 008	11/29/2022	GreenEarth Midwest, LLC	Tree/Plant Replacement & Upgrade	<u>7,688.70</u>
Total ACH 112922 008				11,647.57
ACH 112922 009	11/29/2022	High Country Pipe & Utility	Sanitary Sewer Facility O&M	<u>1,324.80</u>
Total ACH 112922 009				1,324.80
ACH 112922 010	11/29/2022	High Plains Environmental Center	Amenities, Landscaping, Storm Water Facilit	<u>20,276.58</u>
Total ACH 112922 010				20,276.58

Centerra Metropolitan District
 Check/Voucher Register
 From 10/29/2022 Through 1/12/2023

Check #	Check Date	Vendor Name	Transaction Description	Check Amount
ACH 112922 011	11/29/2022	High Plains Environmental Center	Chapungu Hardscape/Building Maintenance	<u>750.00</u>
Total ACH 112922 011				750.00
ACH 112922 012	11/29/2022	High Plains Environmental Center	Irrigation Repair & Upgrade	<u>270.00</u>
Total ACH 112922 012				270.00
ACH 112922 013	11/29/2022	High Plains Environmental Center	Chapungu Landscape Maintenance	<u>258.00</u>
Total ACH 112922 013				258.00
ACH 112922 014	11/29/2022	Icenogle Seaver Pogue, P.C.	Monthly Charges	<u>13,851.89</u>
Total ACH 112922 014				13,851.89
ACH 112922 015	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>30.99</u>
Total ACH 112922 015				30.99
ACH 112922 016	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>573.95</u>
Total ACH 112922 016				573.95
ACH 112922 017	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>1,059.01</u>
Total ACH 112922 017				1,059.01
ACH 112922 018	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>38.93</u>
Total ACH 112922 018				38.93
ACH 112922 019	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>230.66</u>
Total ACH 112922 019				230.66
ACH 112922 020	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>309.14</u>
Total ACH 112922 020				309.14
ACH 112922 021	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>2,556.92</u>
Total ACH 112922 021				2,556.92
ACH 112922 022	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>19.65</u>
Total ACH 112922 022				19.65
ACH 112922 023	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>1,168.25</u>
Total ACH 112922 023				1,168.25

Centerra Metropolitan District
 Check/Voucher Register
 From 10/29/2022 Through 1/12/2023

Check #	Check Date	Vendor Name	Transaction Description	Check Amount
ACH 112922 024	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>3,312.62</u>
Total ACH 112922 024				3,312.62
ACH 112922 025	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>586.16</u>
Total ACH 112922 025				586.16
ACH 112922 026	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>433.02</u>
Total ACH 112922 026				433.02
ACH 112922 027	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>1,408.07</u>
Total ACH 112922 027				1,408.07
ACH 112922 028	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>96.30</u>
Total ACH 112922 028				96.30
ACH 112922 029	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>29.20</u>
Total ACH 112922 029				29.20
ACH 112922 030	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>559.94</u>
Total ACH 112922 030				559.94
ACH 112922 031	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>239.44</u>
Total ACH 112922 031				239.44
ACH 112922 032	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>97.75</u>
Total ACH 112922 032				97.75
ACH 112922 033	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>42.73</u>
Total ACH 112922 033				42.73
ACH 112922 034	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>74.26</u>
Total ACH 112922 034				74.26
ACH 112922 035	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>1,033.93</u>
Total ACH 112922 035				1,033.93
ACH 112922 036	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>87.02</u>
Total ACH 112922 036				87.02
ACH 112922 037	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>29.20</u>
Total ACH 112922 037				29.20

Centerra Metropolitan District
 Check/Voucher Register
 From 10/29/2022 Through 1/12/2023

Check #	Check Date	Vendor Name	Transaction Description	Check Amount
ACH 112922 038	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>29.20</u>
Total ACH 112922 038				29.20
ACH 112922 039	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>70.36</u>
Total ACH 112922 039				70.36
ACH 112922 040	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>436.72</u>
Total ACH 112922 040				436.72
ACH 112922 041	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>40.60</u>
Total ACH 112922 041				40.60
ACH 112922 042	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>719.88</u>
Total ACH 112922 042				719.88
ACH 112922 043	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>6.73</u>
Total ACH 112922 043				6.73
ACH 112922 044	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>29.76</u>
Total ACH 112922 044				29.76
ACH 112922 045	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>281.31</u>
Total ACH 112922 045				281.31
ACH 112922 046	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>714.84</u>
Total ACH 112922 046				714.84
ACH 112922 047	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>23.76</u>
Total ACH 112922 047				23.76
ACH 112922 048	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>70.87</u>
Total ACH 112922 048				70.87
ACH 112922 049	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>48.22</u>
Total ACH 112922 049				48.22
ACH 112922 050	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>29.65</u>
Total ACH 112922 050				29.65
ACH 112922 051	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>520.25</u>
Total ACH 112922 051				520.25

Centerra Metropolitan District
 Check/Voucher Register
 From 10/29/2022 Through 1/12/2023

Check #	Check Date	Vendor Name	Transaction Description	Check Amount
ACH 112922 052	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>964.48</u>
Total ACH 112922 052				964.48
ACH 112922 053	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>28.43</u>
Total ACH 112922 053				28.43
ACH 112922 054	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>453.06</u>
Total ACH 112922 054				453.06
ACH 112922 055	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>217.90</u>
Total ACH 112922 055				217.90
ACH 112922 056	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>31.22</u>
Total ACH 112922 056				31.22
ACH 112922 057	11/29/2022	McWhinney Real Estate Services, Inc	Hardscapes, Repairs and Replacement	<u>687.73</u>
Total ACH 112922 057				687.73
ACH 112922 058	11/29/2022	McWhinney Real Estate Services, Inc	Amenities, Storage	<u>4,717.00</u>
Total ACH 112922 058				4,717.00
ACH 112922 059	11/29/2022	OLM, Inc.	Manicured Landscaping Inspection/Consultin	<u>3,784.80</u>
Total ACH 112922 059				3,784.80
ACH 112922 060	11/29/2022	Kim Perry	Director Fees	<u>369.40</u>
Total ACH 112922 060				369.40
ACH 112922 061	11/29/2022	Pinnacle Consulting Group, Inc.	Finance/Accounting/Mgmt/Admin	<u>39,956.51</u>
Total ACH 112922 061				39,956.51
ACH 112922 062	11/29/2022	Pinnacle Consulting Group, Inc.	IGA Coordination	<u>335.00</u>
Total ACH 112922 062				335.00
ACH 112922 063	11/29/2022	Prairie Mountain Media	Office, Dues & Other	<u>31.03</u>
Total ACH 112922 063				31.03
ACH 112922 064	11/29/2022	SemaConnect	Charging Stations	<u>2,400.00</u>
Total ACH 112922 064				2,400.00
ACH 112922 065	11/29/2022	SWPPP Colorado, LLC	Mowing and Weed Control	2,402.50
ACH 112922 065	11/29/2022	SWPPP Colorado, LLC	Site Cleanup	<u>2,485.00</u>
Total ACH 112922 065				4,887.50

Centerra Metropolitan District
 Check/Voucher Register
 From 10/29/2022 Through 1/12/2023

18

Check #	Check Date	Vendor Name	Transaction Description	Check Amount
ACH 112922 066	11/29/2022	Utility Notification Center of Colorado	Utility Locate Notification	<u>523.90</u>
Total ACH 112922 066				523.90
ACH 112922 070	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>23.26</u>
Total ACH 112922 070				23.26
ACH 112922 071	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>42.73</u>
Total ACH 112922 071				42.73
ACH 112922 072	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>31.64</u>
Total ACH 112922 072				31.64
ACH 112922 078	11/29/2022	City of Loveland Water & Power Dept	Utilities	<u>31.99</u>
Total ACH 112922 078				31.99
ACH 113022 001	11/30/2022	City of Loveland Water & Power Dept	Utilities	<u>51.08</u>
Total ACH 113022 001				51.08
ACH 120622 001	12/6/2022	Little Thompson Water District	Utilities	<u>230.60</u>
Total ACH 120622 001				230.60
ACH 120722 001	12/7/2022	Landtech Contractors, Inc.	Boyd Lake Avenue South	<u>19,067.92</u>
Total ACH 120722 001				19,067.92
ACH 120722 002	12/7/2022	McWhinney Real Estate Services, Inc	Master Planning	<u>2,741.50</u>
Total ACH 120722 002				2,741.50
ACH0722 079	11/8/2022	Fort Collins-Loveland Water District	Utilities	<u>0.00</u>
Total ACH0722 079				0.00
ACH0722 080	11/8/2022	Fort Collins-Loveland Water District	Utilities	<u>0.00</u>
Total ACH0722 080				0.00
ACH110122	11/1/2022	All Sweep, Inc.	Hardscapes	714.00
ACH110122	11/1/2022	All Sweep, Inc.	Site Cleanup	<u>800.00</u>
Total ACH110122				1,514.00
ACH110123	11/1/2022	Affordable Pest Control	Pest Control	<u>300.00</u>
Total ACH110123				300.00
ACH110124	11/1/2022	Centerra Commercial Owners Association	Amenities	<u>4,800.00</u>
Total ACH110124				4,800.00

Centerra Metropolitan District
 Check/Voucher Register
 From 10/29/2022 Through 1/12/2023

Check #	Check Date	Vendor Name	Transaction Description	Check Amount
ACH110125	11/1/2022	Connell Resources, Inc.	Engineering & Other Prof. Services	<u>288,894.40</u>
Total ACH110125				288,894.40
ACH110126	11/1/2022	Susanne Durkin-Schindler	Monthly PIF/Valuations/URA Revision	<u>460.00</u>
Total ACH110126				460.00
ACH110128	11/1/2022	Environmental Designs, Inc.	Coordination, Irrigation	3,721.35
ACH110128	11/1/2022	Environmental Designs, Inc.	Irrigation Repair & Upgrade	2,366.07
ACH110128	11/1/2022	Environmental Designs, Inc.	Landscaping	35,772.81
ACH110128	11/1/2022	Environmental Designs, Inc.	Mowing and Weed Control	2,080.00
ACH110128	11/1/2022	Environmental Designs, Inc.	Repairs and Replacement	40,456.04
ACH110128	11/1/2022	Environmental Designs, Inc.	Utility Locating/Coordination	<u>774.20</u>
Total ACH110128				85,170.47
ACH110129	11/1/2022	Fiske Electric	Lighting and Electrical O&M	<u>1,982.86</u>
Total ACH110129				1,982.86
ACH110130	11/1/2022	Foothills Landscape Maintenance, LLC	Mowing and Weed Control	<u>3,582.50</u>
Total ACH110130				3,582.50
ACH110131	11/1/2022	GreenEarth Midwest, LLC	Irrigation Repair & Upgrade	382.63
ACH110131	11/1/2022	GreenEarth Midwest, LLC	Manicured Landscaping O&M	<u>3,916.67</u>
Total ACH110131				4,299.30
ACH110132	11/1/2022	High Plains Environmental Center	Amenities	<u>750.00</u>
Total ACH110132				750.00
ACH110133	11/1/2022	High Plains Environmental Center	Amenities, Landscaping, Storm Water Facilit	<u>20,276.58</u>
Total ACH110133				20,276.58
ACH110134	11/1/2022	High Plains Environmental Center	Chapungu Hardscape/Building Maintenance	<u>750.00</u>
Total ACH110134				750.00
ACH110135	11/1/2022	High Plains Environmental Center	Chapungu Hardscape/Building Maintenance	<u>833.52</u>
Total ACH110135				833.52
ACH110136	11/1/2022	High Plains Environmental Center	Irrigation Repair & Upgrade	<u>1,043.02</u>
Total ACH110136				1,043.02
ACH110137	11/1/2022	High Plains Environmental Center	Irrigation Repair & Upgrade	<u>90.00</u>
Total ACH110137				90.00

Centerra Metropolitan District
 Check/Voucher Register
 From 10/29/2022 Through 1/12/2023

20

Check #	Check Date	Vendor Name	Transaction Description	Check Amount
ACH110138	11/1/2022	High Plains Environmental Center	Irrigation Repair & Upgrade	<u>453.98</u>
Total ACH110138				453.98
ACH110139	11/1/2022	High Plains Environmental Center	Chapungu Landscape Maintenance	<u>2,612.00</u>
Total ACH110139				2,612.00
ACH110140	11/1/2022	High Plains Environmental Center	Manicured Landscaping Upgrades	<u>8,552.00</u>
Total ACH110140				8,552.00
ACH110141	11/1/2022	High Plains Environmental Center	Winter Watering	<u>20,342.40</u>
Total ACH110141				20,342.40
ACH110142	11/1/2022	High Plains Environmental Center	Manicured Landscaping Upgrades	<u>18,783.00</u>
Total ACH110142				18,783.00
ACH110143	11/1/2022	High Plains Environmental Center	Irrigation Repair & Upgrade	<u>348.48</u>
Total ACH110143				348.48
ACH110144	11/1/2022	High Plains Environmental Center	Irrigation Repair & Upgrade	<u>180.00</u>
Total ACH110144				180.00
ACH110145	11/1/2022	McWhinney Real Estate Services, Inc	Hardscape/Building Maintenance, Storage	<u>4,717.00</u>
Total ACH110145				4,717.00
ACH110146	11/1/2022	McWhinney Real Estate Services, Inc	Chapungu Hardscape/Building Maintenance	<u>113.15</u>
Total ACH110146				113.15
ACH110147	11/1/2022	OLM, Inc.	Manicured Landscaping Inspection/Consultin	<u>3,784.80</u>
Total ACH110147				3,784.80
ACH110148	11/1/2022	Kim Perry	Director Fees	<u>184.70</u>
Total ACH110148				184.70
ACH110149	11/1/2022	Utility Notification Center of Colorado	Utility Locate Notification	<u>642.20</u>
Total ACH110149				642.20
ACH110150	11/1/2022	Waterwise Land and Waterscapes, Inc.	Boyd Lake Avenue North Landscaping	<u>11,728.40</u>
Total ACH110150				<u>11,728.40</u>
Report Total				<u>1,111,453.18</u>

Contract Modifications for Board Ratification

Centerra Metropolitan District No. 1

Centerra - General Capital (CEN-CAP)

<i>Contractor:</i> Felsburg Holt & Ullevig	<i>Modification Date:</i> 12/12/2022	<i>Modification Amount:</i> \$6,000.00	<i>Contract #:</i> Cnt-01049
<i>Modification Description:</i> CO #3 to WO #2021-01	<i>Payment Method:</i> Time & Materials		<i>District Signed Date:</i> 12/15/2022
<i>Modification Scope:</i> Additional Services for The Traffic Impact Study for Millennium GDP Amendment			<i>Contractor Signed Date:</i> 12/21/2022

Centerra O&M (CEN-OM)

<i>Contractor:</i> Affordable Pest Control	<i>Modification Date:</i> 1 /1 /2023	<i>Modification Amount:</i> \$8,000.00	<i>Contract #:</i> Cnt-00549
<i>Modification Description:</i> WO 2023-01	<i>Payment Method:</i> Time & Materials		<i>District Signed Date:</i> 12/28/2022
<i>Modification Scope:</i> Pest Control Services			<i>Contractor Signed Date:</i> 12/28/2022

<i>Contractor:</i> Environmental Designs, Inc.	<i>Modification Date:</i> 1 /1 /2023	<i>Modification Amount:</i> \$382,630.22	<i>Contract #:</i> Cnt-00554
<i>Modification Description:</i> WO 2023-01	<i>Payment Method:</i> Lump Sum		<i>District Signed Date:</i> 12/19/2022
<i>Modification Scope:</i> Landscape Maintenance Services			<i>Contractor Signed Date:</i> 12/19/2022

<i>Contractor:</i> Environmental Designs, Inc.	<i>Modification Date:</i> 1 /1 /2023	<i>Modification Amount:</i> \$30,000.00	<i>Contract #:</i> Cnt-00554
<i>Modification Description:</i> WO 2023-02	<i>Payment Method:</i> Time & Materials		<i>District Signed Date:</i> 12/19/2022
<i>Modification Scope:</i> Snow Removal Services - January 2023-May 2023			<i>Contractor Signed Date:</i> 12/19/2022

<i>Contractor:</i> GreenEarth Midwest, LLC	<i>Modification Date:</i> 1 /1 /2023	<i>Modification Amount:</i> \$30,000.00	<i>Contract #:</i> Cnt-01210
<i>Modification Description:</i> WO 2023-01	<i>Payment Method:</i> Time & Materials		<i>District Signed Date:</i> 12/19/2022
<i>Modification Scope:</i> Snow Removal Services - January 2023-May 2023			<i>Contractor Signed Date:</i> 12/23/2022

Centerra Metropolitan District No. 1

22

<i>Contractor:</i> GreenEarth Midwest, LLC	<i>Modification Date:</i> 1 /1 /2023	<i>Modification Amount:</i> \$43,008.00	<i>Contract #:</i> Cnt-01210
<i>Modification Description:</i> WO 2023-02	<i>Payment Method:</i> Lump Sum		<i>District Signed Date:</i> 12/19/2022
<i>Modification Scope:</i> Boyd Lake Ave. Landscape Maintenance Services			<i>Contractor Signed Date:</i> 12/23/2022

Centerra Precision on the Tracks (CEN-PT)

<i>Contractor:</i> Hines Inc.	<i>Modification Date:</i> 12/5 /2022	<i>Modification Amount:</i> \$950.00	<i>Contract #:</i> Cnt-00921
<i>Modification Description:</i> CO 1 to WO 2022-01	<i>Payment Method:</i> Time & Materials		<i>District Signed Date:</i> 12/5 /2022
<i>Modification Scope:</i> Landscape and Irrigation Bid Tab Preparation			<i>Contractor Signed Date:</i> 12/6 /2022

To: Centerra Metropolitan District Board of Directors
From: Pinnacle Consulting Group, Inc.
Subject: District Capital Infrastructure Project Report
Board Meeting Date: January 19, 2023

BIDDING

1. Precision on the Tracks (CFS #17) and Myers Subdivision Landscaping and Sidewalk (CFS #18)
 - The scope includes landscaping, irrigation, and concrete sidewalks adjacent to Byrd Drive and Precision Drive.
 - The pre-bid meeting is scheduled to take place on February 3, 2023 with the bid opening on February 24, 2023. A bid summary will be presented at the March 16, 2023 board meeting.

CONSTRUCTION

2. Centerra Parcel 301 Public Landscaping (CFS #9)
 - The scope includes landscaping and irrigation adjacent to 15th Street and Highway 34.
 - Waterwise Land and Waterscapes has completed all scopes of work except for the installation of the sod in the tree lawn along 15th Street which will be installed in the spring of 2023. An initial acceptance walk will be scheduled once the sod has been installed.
3. Parcel 504 Phase 2 Public Infrastructure (CFS #10)
 - The scope includes water, storm sewer, and roadway improvements to Hopper Lane, Kendall Parkway and Sky Pond Drive.
 - Connell Resources has completed the installation of all contracted work and is working on scheduling an initial acceptance walk with the City of Loveland.
4. Parcel 504 Phase 2 Public Landscaping (CFS #10)
 - The scope includes landscaping and irrigation on Sky Pond Drive, Kendall Parkway, and the Central Green.
 - Bath, Inc. has started construction of the irrigation along Kendall Parkway with completion anticipated in the spring of 2023.
5. Myers Group 5th Subdivision Landscaping (CFS #5)
 - The scope includes landscaping and irrigation along Byrd Drive, Precision Drive, and I-25 Frontage.
 - Landtech was awarded the construction contract at the January 21, 2021 board meeting. Construction has been put on indefinite hold until the private developer starts construction.

WARRANTY

6. Boyd Lake Avenue South Landscaping (CFS #7)

- Landscape warranty expires on September 9, 2023. A final acceptance walkthrough will be coordinated in August of 2023.
7. Kendall Parkway and Boyd Lake Avenue Landscaping (CFS #15)
 - Landscape warranty expires on September 21, 2023. A final acceptance walkthrough will be coordinated in August of 2023.
 8. Parcel 301 Public Infrastructure (CFS #9)
 - City streets/storm warranty period expires on January 7, 2024. Final acceptance will be requested in December 2023.
 - City water/sewer warranty period expires on July 29, 2024. Final acceptance will be requested in June of 2024.
 9. Boyd Lake Avenue South (Hwy 34 to GLIC) (CFS #7)
 - City streets/storm warranty period expires on December 23, 2022. A final acceptance walk took place on November 4, 2022, and punch list items were identified. The contractor is coordinating repairs of the punch list items and will request acceptance upon completion.
 - City water/sewer warranty period expires on March 18, 2023. Final acceptance will be requested in February of 2023.
 10. Savanna 5th Subdivision Public Infrastructure (CFS #6)
 - City streets/storm warranty period expires on December 4, 2022. A final acceptance walk took place on November 4, 2022, and punch list items were identified. The contractor is coordinating repairs of the punch list items and will request acceptance upon completion.
 - City water/sewer warranty period expires on January 4, 2023. Final acceptance will be requested in December of 2022.
 11. Northwest Arterial Roadways Ph 2 Public Infrastructure (CFS #4)
 - City streets/storm warranty period expired on September 15, 2022. A final acceptance walk took place on November 16, 2022, and punch list items were identified. The contractor is coordinating repairs of the punch list items and will request acceptance upon completion
 - City water/sewer final acceptance was received on October 12, 2022.
 12. Parcel 504 Public Infrastructure (CFS #3)
 - City streets/storm warranty period expired on July 10, 2021. Connell Resources has made correction of the punch list items identified and is awaiting final approval from the City of Loveland.
 - City water/sewer final acceptance was received on July 20, 2021.
 13. Savanna 2nd/Kendall Parkway Phase 2 (Mainstreet to Rocky Mountain Ave) Public Improvements (CFS #2)
 - A final acceptance walk with the City of Loveland for streets/storm has taken place and punch list item have been identified. The contractor is coordinating repairs of the punch list items and will request acceptance upon completion.

Boyd Lake Avenue South Landscaping



Boyd Lake Avenue and Kendall Parkway Landscaping



Centerra Parcel 301





<i>TO:</i>	Centerra Metropolitan District Board of Directors
<i>FROM:</i>	Brendan Campbell, CPA, Finance Director Irene Buenavista, Senior Accounting Manager Pinnacle Consulting Group, Inc.
<i>SUBJ:</i>	Financial Memo
<i>DATE:</i>	1/12/2023

URA Revenue:

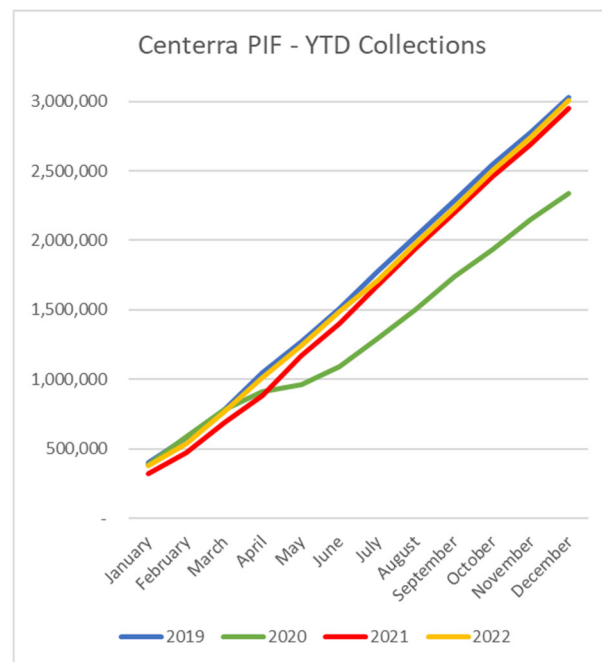
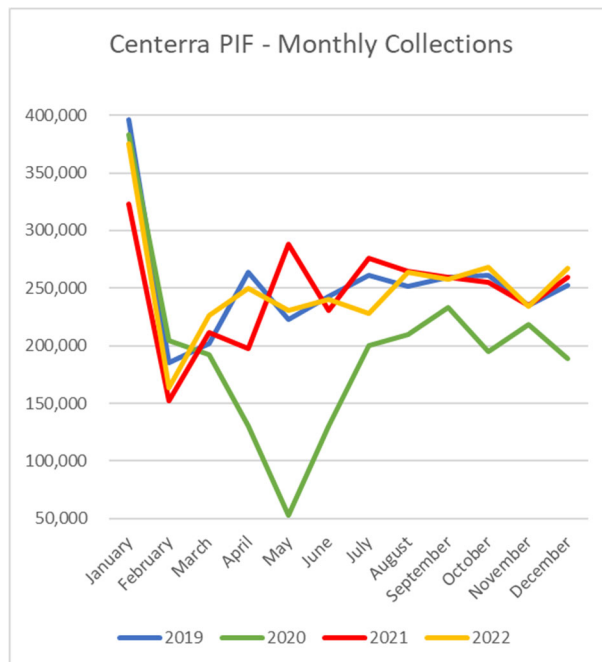
Collection Month (Gross URA Revenue)	2021	2021 % Collected YTD	2022	2022 % Collected YTD	% Variance
January	405,429	2%	316,289	2%	-1%
February	3,653,982	22%	5,706,961	31%	9%
March	970,917	28%	1,028,762	36%	9%
April	8,796,466	76%	7,609,781	75%	-1%
May	821,055	81%	953,242	80%	-1%
June	3,396,993	99%	3,055,798	96%	-3%
July	61,508	100%	-	96%	-4%
August	406	100%	173,750	97%	-3%
September	19,946	100%	3,011	97%	-3%
October	-	100%	10	97%	-3%
November	14,119	100%	16,200	97%	-3%
December	-	100%	-	97%	-3%
Totals	18,140,821	100%	18,863,805	97%	-3%
Budgeted Revenue	18,188,737		19,439,316		



PIF Revenue:

Collection Month	2021	2022	Variance Incr/(Decr)	% Variance
January	322,737	374,991	52,253	16%
February	152,525	163,460	10,935	7%
March	211,514	226,678	15,164	7%
April	197,618	250,065	52,447	27%
May	287,790	230,767	(57,022)	-20%
June	230,559	240,427	9,867	4%
July	275,981	228,127	(47,854)	-17%
August	264,815	263,648	(1,167)	0%
September	259,574	257,843	(1,731)	-1%
October	254,965	267,905	12,940	5%
November	235,430	234,209	(1,221)	-1%
December	259,539	267,324	7,785	3%
Totals	2,953,046	3,005,444	52,397	2%

- PIF Revenue is only retained by the District for PIF collection fees and debt service payments if necessary. The District releases unused PIF collections to the Centerra Public Improvement Collection Corp. \$2.96 M was released to the PIC in 2022.



Loveland
550 West Eisenhower Boulevard, Loveland, CO 80537
(970)669-3611

Denver
6950 East Belleview Avenue, Suite 200, Greenwood Village, CO 80111
(303)333-4380



Financial Highlights

- Operating expenses are anticipated to be under budget by \$500k for the year. Cost savings are primarily seen in Amenities, Repairs and Replacements, Engineering, and Legal expense lines.
- Capital expenses are anticipated to be under budget by \$2.5M due to projects with no activity or activity pushed to 2023.

District 2-5

District 2-5 Summary as of 11/30/2022					
District	Budgeted Revenue	Actual Revenue	% Collected	Payments to D1 General Fund	Payments to D1 Debt Service Fund
2	\$609,093	\$544,697	77%	\$428,545	\$116,152
3	239	232	95%	-	232
4	-	-	0%	-	-
5	22,643	20,232	75%	-	20,232
Totals	\$631,975	\$565,161	77%	\$428,545	\$136,616

Finance and Accounting Projects

- Draft budgets are in final review and will be filed with the State by the 1/31 deadline.
- Certificates of Tax Levies were filed by the 12/15 deadline.
- Quarterly bond compliance reports are in process. Reports are due to the Trustee by 2/5 for filing with the MSRB by the 2/15 deadline.
- Payroll tax forms and 1099s are being prepared and will be distributed before the 1/31 deadline.

Upon Recording Return To:

McWhinney Real Estate Services, Inc.
 Attn: Legal Department
 1800 Wazee Street, Suite 200
 Denver, Colorado 80202

SECOND AMENDMENT TO OPTION AGREEMENT

THIS SECOND AMENDMENT TO OPTION AGREEMENT (this “**Second Amendment**”) is made and entered into as of this ____ day of _____, 2023 (the “**Effective Date**”), by and between CENTERRA METROPOLITAN DISTRICT NO. 1, a quasi-municipal corporation and political subdivision of the State of Colorado (the “**District**”), and CENTERRA PROPERTIES WEST, LLC, a Colorado limited liability company (“**CPW**”).

RECITALS

A. The District and CPW entered into that certain Option Agreement dated February 21, 2020 and recorded on February 26, 2020 as Reception No. 20200013130 in the Larimer County Clerk and Recorder’s Office and that certain First Amendment to Option Agreement dated July 30, 2020 and recorded on August 6, 2020 as Reception No. 20200060488 in the Larimer County Clerk and Recorder’s Office (collectively, the “**Original Agreement**”) with respect to that certain real property located in Larimer County, Colorado, legally described in the Original Agreement.

B. The District and CPW desire to expand the Property (as defined in the Original Agreement) to include the real property legally described on the Exhibit A attached hereto and made a part hereof (the “**Additional Property**”).

C. Accordingly, the District and CPW desire to amend the Original Agreement on all of the terms and conditions as set forth herein.

AMENDMENT

NOW, THEREFORE, for and in consideration of the mutual promises contained herein and other good and valuable considerations, the receipt and legal sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Capitalized Terms. Capitalized Terms used in this Second Amendment without definition have the meanings assigned to them in the Original Agreement.
2. Expansion of Property. From and after the Effective Date, the term Property as used in the Original Agreement shall be deemed to include the Additional Property.
3. Counterparts and Portable Document Format. This Second Amendment may be executed in counterparts which when taken together shall constitute the entire agreement of the

Parties. This Second Amendment may be transmitted by electronic mail attachment and the Parties agree that their signature transmitted by electronic mail attachment will constitute a duly executed counterpart of this Second Amendment.

4. Force and Effect. Except as modified by this Second Amendment, the Original Agreement is ratified, affirmed, in full force and effect, and incorporated herein by this reference. In the event of any conflict between this Second Amendment and the Original Agreement, this Second Amendment shall control.

(Signatures on Following Page)

IN WITNESS WHEREOF, the Parties have executed this Second Amendment as of the Effective Date.

THE DISTRICT:

CENTERRA METROPOLITAN DISTRICT
NO. 1, a quasi-municipal corporation and
political subdivision of the State of Colorado

By _____
Name: _____
Title: _____

STATE OF COLORADO)
)
COUNTY OF _____) ss.

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by _____, as _____, of CENTERRA METROPOLITAN DISTRICT NO. 1, a quasi-municipal corporation and political subdivision of the State of Colorado.

WITNESS my hand and official seal.

My commission expires: _____

Notary Public

CPW:

CENTERRA PROPERTIES WEST, LLC,
a Colorado limited liability company

By: McWhinney Real Estate Services,
Inc., a Colorado corporation,
Manager

By: _____
Name: Bethany Johnson
Title: EVP, General Counsel

STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by Bethany Johnson , as EVP, General Counsel of McWhinney Real Estate Services, Inc., a Colorado corporation, as Manager of CENTERRA PROPERTIES WEST, LLC, a Colorado limited liability company.

WITNESS my hand and official seal.

My commission expires: _____

Notary Public

Exhibit A

The Additional Property

Parcel 1:

PROJECT NUMBER: IM 0253-255
PERMANENT EASEMENT NUMBER: PE-83A
PROJECT CODE: 21506
DATE: October 7, 2022
DESCRIPTION

A Permanent Easement No. PE-83A of the Department of Transportation, State of Colorado Project No. IM 0253-255 containing 7,545 sq. ft. (0.173 acres), more or less, in the Southwest Quarter of Section 3, Township 5 North, Range 68 West, of the 6th Principal Meridian, in Larimer County, Colorado, also being a portion of a piece of property described in a deed recorded February 7, 2003 at Reception No. 2003015726 in the Larimer County Clerk and Recorders Office, said Permanent Easement being more particularly described as follows:

Commencing at the intersection of the west line of PE-83 as described in a deed recorded February 24, 2020 at Reception No. 20200012311 in the records of the Larimer County Clerk and Recorder's office and the south line of said piece of property, said south line also being the northerly right of way line of Larimer County Road 24, whence the Southwest Corner of said Section 3 (a 3-1/4" aluminum cap stamped "T5N R68W S4|S3|S9|S10 2008 30126") bears S. 87°57'43" W., a distance of 1,999.99 feet, said point also being the **TRUE POINT OF BEGINNING**;

1. Thence S. 88°49'17" W., along said south line and said northerly right of way line, a distance of 32.27 feet;
2. Thence along the arc of a curve to the right, having a radius of 157.00 feet, a central angle of 39°13'50", a distance of 107.50 feet, (a chord bearing N. 21°02'18" E., a distance of 105.41 feet);
3. Thence N. 40°39'13" E., a distance of 80.18 feet;
4. Thence N. 49°20'47" W., a distance of 18.09 feet;
5. Thence N. 43°01'19" E., a distance of 27.62 feet;
6. Thence N. 58°58'37" E., a distance of 25.79 feet;
7. Thence N. 40°28'38" E., a distance of 103.83 feet to a point on the westerly line of said PE-83 as described in a deed recorded February 24, 2020 at Reception No. 20200012311 in the records of the Larimer County Clerk and Recorder's office;
8. Thence S. 49°20'47" E., along said westerly line, a distance of 23.46 feet;
9. Thence S. 40°39'13" W., continuing along said westerly line, a distance of 214.71 feet;
10. Thence continuing along said westerly line, along the arc of a curve to the left, having a radius of 127.50 feet, a central angle of 41°50'39", a distance of 93.12 feet, (a chord bearing S. 19°43'53" W., a distance of 91.06 feet);
11. Thence S. 1°11'26" E., continuing along said westerly line, a distance of 18.92 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described permanent easement contains 7,545 sq. ft. (0.173 acres), more or less.

The purpose of the above described permanent easement is for the construction, operation and maintenance of a parking lot.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 1°18'39" E. (a distance of 5,330.15 feet), from said Southwest Corner to the Northwest Corner of Section 3, Township 5 North, Range 68 West, of the 6th Principal Meridian (a 2" aluminum cap stamped "R68W T6N 33|34|4|3 T5N 2006 20676") as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

Prepared by:
Stan Vermilyea, P.L.S 25381
For and on the behalf of AECOM
7595 Technology Way, Suite 200
Denver, Colorado 80237



Parcel 2:

PROJECT NUMBER: IM 0253-255
PERMANENT EASEMENT NUMBER: PE-83B
PROJECT CODE: 21506
DATE: October 7, 2022
DESCRIPTION

A Permanent Easement No. PE-83B of the Department of Transportation, State of Colorado Project No. IM 0253-255 containing 14,673 sq. ft. (0.337 acres), more or less, in the Southwest Quarter of Section 3, Township 5 North, Range 68 West, of the 6th Principal Meridian, in Larimer County, Colorado, also being a portion of a piece of property described in a deed recorded February 7, 2003 at Reception No. 2003015726 in the Larimer County Clerk and Records Office, said Permanent Easement being more particularly described as follows:

Commencing at a point on the northwesterly line of PE-83 as described in a deed recorded February 24, 2020 at Reception No. 20200012311 in the records of the Larimer County Clerk and Recorder's office, whence the Southwest Corner of said Section 3 (a 3-1/4" aluminum cap stamped "T5N R68W S4|S3|S9|S10 2008 30126") bears S. 74°40'32" W., a distance of 2,064.10 feet, said point also being the **TRUE POINT OF BEGINNING**;

1. Thence N. 48°17'51" W., a distance of 15.96 feet;
2. Thence N. 38°43'07" E., a distance of 326.21 feet;
3. Thence S. 49°20'44" E., a distance of 233.83 feet to the west right of way line of I-25 as described in a deed recorded September 2, 1965, in Book 1303 Page 73, at Reception No. 899096 in the records of the Larimer County Clerk and Recorder's office;
4. Thence S. 0°02'28" W., along said west line, a distance of 15.64 feet;
5. Thence S. 12°10'32" E., continuing along said west line, a distance of 36.83 feet to a point on the northeasterly line of PE-83 as described in a deed recorded February 24, 2020 at Reception No. 20200012311 in the records of the Larimer County Clerk and Recorder's office;
6. Thence N. 49°20'47" W., along said northeasterly line, a distance of 246.39 feet to the northerly most corner of said PE-83;
7. Thence S. 40°39'13" W., along the northwesterly line of said PE-83, a distance of 292.19 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described permanent easement contains 14,673 sq. ft. (0.337 acres), more or less.

The purpose of the above described permanent easement is for the construction, operation and maintenance of a parking lot.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 1°18'39" E. (a distance of 5,330.15 feet), from said Southwest Corner to the Northwest Corner of Section 3, Township 5 North, Range 68 West, of the 6th Principal Meridian (a 2" aluminum cap stamped "R68W T6N 33|34|4|3 T5N 2006 20676") as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

Prepared by:
Stan Vermilyea, P.L.S 25381
For and on the behalf of AECOM
7595 Technology Way, Suite 200
Denver, Colorado 80237



Upon Recording Return To:

McWhinney Real Estate Services, Inc.
 Attn: Legal Department
 1800 Wazee Street, Suite 200
 Denver, Colorado 80202

FIRST AMENDMENT TO EASEMENT AGREEMENT

THIS FIRST AMENDMENT TO EASEMENT AGREEMENT (this “**Amendment**”) is made and entered into as of this ____ day of _____, 2023 (the “**Effective Date**”), by and between CENTERRA METROPOLITAN DISTRICT NO. 1, a quasi-municipal corporation and political subdivision of the State of Colorado, whose address is Pinnacle Consulting Group, Inc., 550 West Eisenhower Blvd., Loveland, Colorado 80537 (“**Grantor**”) and the STATE OF COLORADO for the use and benefit of the COLORADO DEPARTMENT OF TRANSPORTATION, whose address is 2829 W. Howard Place, Denver, Colorado 80204 (“**CDOT**”).

RECITALS

A. Grantor and CDOT entered into that certain Easement Agreement dated July 8th, 2020 and recorded on July 16, 2020 as Reception Number 20200053002 in the Larimer County Clerk and Recorder’s Office (the “**Original Easement**”) for the grant of an easement over that certain real property located in Larimer County, Colorado, legally described in the Original Easement, for the purpose of CDOT’s construction of certain improvements, including without limitation, a park and ride facility and related connections to the Transit Facility (as defined in the Original Easement).

B. Grantor and CDOT desire to expand the easement area to include the real property legally described on the Exhibit A attached hereto and made a part hereof (the “**Easement Expansion Area**”).

C. Accordingly, Grantor and CDOT desire to amend the Original Easement on all of the terms and conditions as set forth herein.

AMENDMENT

NOW, THEREFORE, for and in consideration of the mutual promises contained herein and other good and valuable considerations, the receipt and legal sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Capitalized Terms. Capitalized Terms used in this Amendment without definition have the meanings assigned to them in the Original Easement.

2. Expansion of Grant of Easement. Grantor hereby grants, bargains, sells, and conveys to CDOT, its successors and permitted assigns, a non-exclusive easement over the Easement Expansion Area for the purpose set forth in the Original Easement. From and after the Effective Date, the Easement Area as used in the Original Easement shall be deemed to include the Easement Expansion Area.

3. Force and Effect. Except as modified by this Amendment, the Original Easement is ratified, affirmed, in full force and effect, and incorporated herein by this reference. In the event of any conflict between this Amendment and the Original Easement, this Amendment shall control.

(Signatures on Following Page)

IN WITNESS WHEREOF, Grantor and CDOT have executed this Amendment as of the Effective Date.

GRANTOR:

CENTERRA METROPOLITAN DISTRICT
NO. 1, a quasi-municipal corporation and
political subdivision of the State of Colorado

By _____
Name: _____
Title: _____

STATE OF COLORADO)
)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by _____, as _____, of CENTERRA METROPOLITAN DISTRICT NO. 1, a quasi-municipal corporation and political subdivision of the State of Colorado.

WITNESS my hand and official seal.

My commission expires: _____

Notary Public

CDOT:

STATE OF COLORADO for the use and benefit of the
COLORADO DEPARTMENT OF TRANSPORTATION

By _____
Name: _____
Title: _____

STATE OF COLORADO)
)
COUNTY OF _____) ss.

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by _____, as _____, of STATE OF COLORADO for the use and benefit of the COLORADO DEPARTMENT OF TRANSPORTATION.

WITNESS my hand and official seal.

My commission expires: _____

Notary Public

Exhibit A

Expanded Easement Area

Parcel 1:

PROJECT NUMBER: IM 0253-255
PERMANENT EASEMENT NUMBER: PE-83A
PROJECT CODE: 21506
DATE: October 7, 2022
DESCRIPTION

A Permanent Easement No. PE-83A of the Department of Transportation, State of Colorado Project No. IM 0253-255 containing 7,545 sq. ft. (0.173 acres), more or less, in the Southwest Quarter of Section 3, Township 5 North, Range 68 West, of the 6th Principal Meridian, in Larimer County, Colorado, also being a portion of a piece of property described in a deed recorded February 7, 2003 at Reception No. 2003015726 in the Larimer County Clerk and Recorders Office, said Permanent Easement being more particularly described as follows:

Commencing at the intersection of the west line of PE-83 as described in a deed recorded February 24, 2020 at Reception No. 20200012311 in the records of the Larimer County Clerk and Recorder's office and the south line of said piece of property, said south line also being the northerly right of way line of Larimer County Road 24, whence the Southwest Corner of said Section 3 (a 3-1/4" aluminum cap stamped "T5N R68W S4|S3|S9|S10 2008 30126") bears S. 87°57'43" W., a distance of 1,999.99 feet, said point also being the **TRUE POINT OF BEGINNING**;

1. Thence S. 88°49'17" W., along said south line and said northerly right of way line, a distance of 32.27 feet;
2. Thence along the arc of a curve to the right, having a radius of 157.00 feet, a central angle of 39°13'50", a distance of 107.50 feet, (a chord bearing N. 21°02'18" E., a distance of 105.41 feet);
3. Thence N. 40°39'13" E., a distance of 80.18 feet;
4. Thence N. 49°20'47" W., a distance of 18.09 feet;
5. Thence N. 43°01'19" E., a distance of 27.62 feet;
6. Thence N. 58°58'37" E., a distance of 25.79 feet;
7. Thence N. 40°28'38" E., a distance of 103.83 feet to a point on the westerly line of said PE-83 as described in a deed recorded February 24, 2020 at Reception No. 20200012311 in the records of the Larimer County Clerk and Recorder's office;
8. Thence S. 49°20'47" E., along said westerly line, a distance of 23.46 feet;
9. Thence S. 40°39'13" W., continuing along said westerly line, a distance of 214.71 feet;
10. Thence continuing along said westerly line, along the arc of a curve to the left, having a radius of 127.50 feet, a central angle of 41°50'39", a distance of 93.12 feet, (a chord bearing S. 19°43'53" W., a distance of 91.06 feet);
11. Thence S. 1°11'26" E., continuing along said westerly line, a distance of 18.92 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described permanent easement contains 7,545 sq. ft. (0.173 acres), more or less.

The purpose of the above described permanent easement is for the construction, operation and maintenance of a parking lot.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 1°18'39" E. (a distance of 5,330.15 feet), from said Southwest Corner to the Northwest Corner of Section 3, Township 5 North, Range 68 West, of the 6th Principal Meridian (a 2" aluminum cap stamped "R68W T6N 33|34|4|3 T5N 2006 20676") as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

Prepared by:
Stan Vermilyea, P.L.S 25381
For and on the behalf of AECOM
7595 Technology Way, Suite 200
Denver, Colorado 80237



Parcel 2:

PROJECT NUMBER: IM 0253-255
PERMANENT EASEMENT NUMBER: PE-83B
PROJECT CODE: 21506
DATE: October 7, 2022
DESCRIPTION

A Permanent Easement No. PE-83B of the Department of Transportation, State of Colorado Project No. IM 0253-255 containing 14,673 sq. ft. (0.337 acres), more or less, in the Southwest Quarter of Section 3, Township 5 North, Range 68 West, of the 6th Principal Meridian, in Larimer County, Colorado, also being a portion of a piece of property described in a deed recorded February 7, 2003 at Reception No. 2003015726 in the Larimer County Clerk and Recorders Office, said Permanent Easement being more particularly described as follows:

Commencing at a point on the northwesterly line of PE-83 as described in a deed recorded February 24, 2020 at Reception No. 20200012311 in the records of the Larimer County Clerk and Recorder's office, whence the Southwest Corner of said Section 3 (a 3-1/4" aluminum cap stamped "T5N R68W S4|S3|S9|S10 2008 30126") bears S. 74°40'32" W., a distance of 2,064.10 feet, said point also being the **TRUE POINT OF BEGINNING**;

1. Thence N. 48°17'51" W., a distance of 15.96 feet;
2. Thence N. 38°43'07" E., a distance of 326.21 feet;
3. Thence S. 49°20'44" E., a distance of 233.83 feet to the west right of way line of I-25 as described in a deed recorded September 2, 1965, in Book 1303 Page 73, at Reception No. 899096 in the records of the Larimer County Clerk and Recorder's office;
4. Thence S. 0°02'28" W., along said west line, a distance of 15.64 feet;
5. Thence S. 12°10'32" E., continuing along said west line, a distance of 36.83 feet to a point on the northeasterly line of PE-83 as described in a deed recorded February 24, 2020 at Reception No. 20200012311 in the records of the Larimer County Clerk and Recorder's office;
6. Thence N. 49°20'47" W., along said northeasterly line, a distance of 246.39 feet to the northerly most corner of said PE-83;
7. Thence S. 40°39'13" W., along the northwesterly line of said PE-83, a distance of 292.19 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described permanent easement contains 14,673 sq. ft. (0.337 acres), more or less.

The purpose of the above described permanent easement is for the construction, operation and maintenance of a parking lot.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 1°18'39" E. (a distance of 5,330.15 feet), from said Southwest Corner to the Northwest Corner of Section 3, Township 5 North, Range 68 West, of the 6th Principal Meridian (a 2" aluminum cap stamped "R68W T6N 33|34|4|3 T5N 2006 20676") as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

Prepared by:
Stan Vermilyea, P.L.S 25381
For and on the behalf of AECOM
7595 Technology Way, Suite 200
Denver, Colorado 80237



After recording, return to:

McWhinney Real Estate Services, Inc.
 Attention: Legal Department
 1800 Wazee Street, Suite 200
 Denver, Colorado 80202

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this “Deed”), made this ____ day of _____, 202__, by and between CENTERRA PROPERTIES WEST, LLC, a Colorado limited liability company (“Grantor”) and CENTERRA METROPOLITAN DISTRICT NO. 1, a quasi-municipal corporation and political subdivision of the State of Colorado, whose address is c/o Pinnacle Consulting Group, Inc., 550 West Eisenhower Blvd., Loveland, CO 80537 (“Grantee”).

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, convey, and confirm, unto Grantee, and Grantee’s heirs, successors, and assigns forever, all the real property, together with all improvements, if any, situate, lying and being in the County of Larimer, State of Colorado, legally described on the attached **Exhibit A** (the “Property”),

TOGETHER WITH all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, claim, and demand whatsoever of Grantor, either in law or equity, of, in, and to the above bargained premises, with the hereditaments and appurtenances, excepting however the following, all of which are reserved unto Grantor:

1. All right, title and interest in and to all minerals and mineral rights on, in, under or that may be produced from the property, including, but not limited to, all gravel, sand, oil, gas and other liquid hydrocarbon substances, casinghead gas, coal, carbon dioxide, helium, geothermal resources, and all other naturally occurring elements, compounds and substances, whether similar or dissimilar, organic or inorganic, metallic or non-metallic, in whatever form and whether occurring, found, extracted or removed in solid, liquid or gaseous state, or in combination, association or solution with other mineral or non-mineral substances, provided that Grantor expressly waives all rights to use the surface of the Property to exercise the rights reserved in this paragraph and, without limiting or restricting said waiver of the right to use the surface, Grantor's activities in extracting, removing or otherwise dealing with the minerals and mineral rights shall not cause disturbance or subsidence of the surface of the Property or any improvements located upon the Property; and

2. All water and water rights, ditches and ditch rights, reservoirs and reservoir rights, streams and stream rights, water wells and well rights, whether tributary, non-tributary or not non-

tributary, including, but not limited to, all right, title and interest under C.R.S. § 37-90-137 on, underlying, appurtenant to or now or historically used on or in connection with the Property, whether appropriated, conditionally appropriated or unappropriated, and whether adjudicated or unadjudicated, including, without limitation, all state engineer filings, well registration statements, well permits, decrees and pending water court applications, if any, and all water well equipment or other personalty or fixtures currently used for the supply, diversion, storage, treatment or distribution of water on or in connection with the property, and all water and ditch stock relating thereto; and

3. All rights relating to the use of the property for wireless services and/or transmissions for the benefit of non-occupants of any building(s) now or hereafter constructed upon the Property (“Building(s)”), provided that such reservation of rights by Grantor shall not include the right to install or place or to authorize the installation or placement of any equipment within the Property for wireless services and/or transmissions without the prior written consent of the owner of the Property. The foregoing reservation shall prohibit the owner of the Property from granting any rights to any wireless service providers to use all or any portion of the Property or any Building(s) located thereon, or to place any equipment thereon, for the transmission of wireless signals for the benefit of non-occupants of the Building(s) or to retain any compensation paid by third parties for the use of such wireless communication rights. The foregoing reservation shall not restrict or prohibit the right of the owners, tenants, occupants, guests or invitees of the Building(s) to install, place or utilize wireless telecommunication equipment, services and facilities for the exclusive benefit of the owners, tenants, occupants, guests or invitees of the Building(s) rather than the general public.

Grantee hereby expressly acknowledges that the Property is subject to that certain Surface Use Agreement dated July 3, 2012 and that certain Oil and Gas Lease dated May 20, 2022.

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto Grantee, and Grantee’s successors and assigns forever. Grantor, for Grantor and Grantor’s successors and assigns, does covenant and agree that Grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of Grantee, and Grantee’s successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor, except for and subject to all matters of record.

[Signature on following page]

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

GRANTOR:

CENTERRA PROPERTIES WEST, LLC,
a Colorado limited liability company

By: McWhinney Real Estate Services, Inc.,
a Colorado corporation, Manager

By: _____
Bethany Johnson
EVP, General Counsel

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 202__, by Bethany Johnson, EVP, General Counsel of McWhinney Real Estate Services, Inc., a Colorado corporation, as Manager of Centerra Properties West, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My Commission Expires: _____

Notary Public

EXHIBIT A
LEGAL DESCRIPTION

Parcel 1:

PROJECT NUMBER: IM 0253-255
PERMANENT EASEMENT NUMBER: PE-83A
PROJECT CODE: 21506
DATE: October 7, 2022
DESCRIPTION

A Permanent Easement No. PE-83A of the Department of Transportation, State of Colorado Project No. IM 0253-255 containing 7,545 sq. ft. (0.173 acres), more or less, in the Southwest Quarter of Section 3, Township 5 North, Range 68 West, of the 6th Principal Meridian, in Larimer County, Colorado, also being a portion of a piece of property described in a deed recorded February 7, 2003 at Reception No. 2003015726 in the Larimer County Clerk and Records Office, said Permanent Easement being more particularly described as follows:

Commencing at the intersection of the west line of PE-83 as described in a deed recorded February 24, 2020 at Reception No. 20200012311 in the records of the Larimer County Clerk and Recorder's office and the south line of said piece of property, said south line also being the northerly right of way line of Larimer County Road 24, whence the Southwest Corner of said Section 3 (a 3-1/4" aluminum cap stamped "T5N R68W S4|S3|S9|S10 2008 30126") bears S. 87°57'43" W., a distance of 1,999.99 feet, said point also being the **TRUE POINT OF BEGINNING**;

1. Thence S. 88°49'17" W., along said south line and said northerly right of way line, a distance of 32.27 feet;
2. Thence along the arc of a curve to the right, having a radius of 157.00 feet, a central angle of 39°13'50", a distance of 107.50 feet, (a chord bearing N. 21°02'18" E., a distance of 105.41 feet);
3. Thence N. 40°39'13" E., a distance of 80.18 feet;
4. Thence N. 49°20'47" W., a distance of 18.09 feet;
5. Thence N. 43°01'19" E., a distance of 27.62 feet;
6. Thence N. 58°58'37" E., a distance of 25.79 feet;
7. Thence N. 40°28'38" E., a distance of 103.83 feet to a point on the westerly line of said PE-83 as described in a deed recorded February 24, 2020 at Reception No. 20200012311 in the records of the Larimer County Clerk and Recorder's office;
8. Thence S. 49°20'47" E., along said westerly line, a distance of 23.46 feet;
9. Thence S. 40°39'13" W., continuing along said westerly line, a distance of 214.71 feet;
10. Thence continuing along said westerly line, along the arc of a curve to the left, having a radius of 127.50 feet, a central angle of 41°50'39", a distance of 93.12 feet, (a chord bearing S. 19°43'53" W., a distance of 91.06 feet);
11. Thence S. 1°11'26" E., continuing along said westerly line, a distance of 18.92 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described permanent easement contains 7,545 sq. ft. (0.173 acres), more or less.

The purpose of the above described permanent easement is for the construction, operation and maintenance of a parking lot.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 1°18'39" E. (a distance of 5,330.15 feet), from said Southwest Corner to the Northwest Corner of Section 3, Township 5 North, Range 68 West, of the 6th Principal Meridian (a 2" aluminum cap stamped "R68W T6N 33|34|4|3 T5N 2006 20676") as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

Prepared by:
Stan Vermilyea, P.L.S 25381
For and on the behalf of AECOM
7595 Technology Way, Suite 200
Denver, Colorado 80237



Parcel 2:

PROJECT NUMBER: IM 0253-255
PERMANENT EASEMENT NUMBER: PE-83B
PROJECT CODE: 21506
DATE: October 7, 2022
DESCRIPTION

A Permanent Easement No. PE-83B of the Department of Transportation, State of Colorado Project No. IM 0253-255 containing 14,673 sq. ft. (0.337 acres), more or less, in the Southwest Quarter of Section 3, Township 5 North, Range 68 West, of the 6th Principal Meridian, in Larimer County, Colorado, also being a portion of a piece of property described in a deed recorded February 7, 2003 at Reception No. 2003015726 in the Larimer County Clerk and Recorders Office, said Permanent Easement being more particularly described as follows:

Commencing at a point on the northwesterly line of PE-83 as described in a deed recorded February 24, 2020 at Reception No. 20200012311 in the records of the Larimer County Clerk and Recorder's office, whence the Southwest Corner of said Section 3 (a 3-1/4" aluminum cap stamped "T5N R68W S4|S3|S9|S10 2008 30126") bears S. 74°40'32" W., a distance of 2,064.10 feet, said point also being the **TRUE POINT OF BEGINNING**;

1. Thence N. 48°17'51" W., a distance of 15.96 feet;
2. Thence N. 38°43'07" E., a distance of 326.21 feet;
3. Thence S. 49°20'44" E., a distance of 233.83 feet to the west right of way line of I-25 as described in a deed recorded September 2, 1965, in Book 1303 Page 73, at Reception No. 899096 in the records of the Larimer County Clerk and Recorder's office;
4. Thence S. 0°02'28" W., along said west line, a distance of 15.64 feet;
5. Thence S. 12°10'32" E., continuing along said west line, a distance of 36.83 feet to a point on the northeasterly line of PE-83 as described in a deed recorded February 24, 2020 at Reception No. 20200012311 in the records of the Larimer County Clerk and Recorder's office;
6. Thence N. 49°20'47" W., along said northeasterly line, a distance of 246.39 feet to the northerly most corner of said PE-83;
7. Thence S. 40°39'13" W., along the northwesterly line of said PE-83, a distance of 292.19 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described permanent easement contains 14,673 sq. ft. (0.337 acres), more or less.

The purpose of the above described permanent easement is for the construction, operation and maintenance of a parking lot.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 1°18'39" E. (a distance of 5,330.15 feet), from said Southwest Corner to the Northwest Corner of Section 3, Township 5 North, Range 68 West, of the 6th Principal Meridian (a 2" aluminum cap stamped "R68W T6N 33|34|4|3 T5N 2006 20676") as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

Prepared by:
Stan Vermilyea, P.L.S 25381
For and on the behalf of AECOM
7595 Technology Way, Suite 200
Denver, Colorado 80237



Centerra Metropolitan District Monthly O&M Report

January 2023

Budget and Contract Notes

- Processing 2023 district service vendor work orders based on approved budget allowances
- Finalizing 2022 budget and vendor payables

Previous Month Updates

- Finalized approval and implementation of 2023 district operations budget
- Completed storm structure reporting, comppliance, and maintenance through SWPPP
- Multiple snow events triggering snow removal services in district and Chapungu Park areas through Green Earth and EDI

Current Month Updates

- Finalized 2023 district operations plan
- Holiday lights removal began 1/13 and will be completed by end of January, winter wonder lights to operate through mid February
- Planning, bids, and contracting various 2023 district operations projects (concrete replacements, Chapungu signs, monument signs, landscape improvements, ditch maintenance)



Centerra Metropolitan District 2023 Operations and Maintenance Plan

[Schedules are subject to change]

January

- Finalize O&M contracts
- Issue O&M Plan
- Order trash receptacles as needed
- Remove holiday lighting and decorations

February

- Maintain GLIC and Farmers Ditch
- Cut back ornamental grasses and other landscape pruning
- Order flowers
- Inventory and order regulatory signs and signposts

March

- Preventative maintenance and inspection of pumps at Old C's pond and Boyd Lake Ave/15th St.
- Begin natural area chemical weed control
- Service contractor kickoff meetings
- Spring landscape cleanup
- Mulch Refresh
- Pressure test irrigation systems
- Stormwater maintenance plans

April

- Activate irrigation systems
- Assess Pond 208 By RV 1 for long term drainage solution
- Turf aeration

- Spring fertilization
- Begin right-of-way mowing
- Begin OLM inspections
- Begin stormwater structure maintenance
- Concrete pavement assessment
- Major concrete repairs and replacements
- Begin landscape enhancements

May

- Install flowers
- Install trash receptacles at Chapungu if needed
- Begin natural area beauty bands
- Begin natural area mechanical weed control
- Irrigation backflow testing

June

- Asset inventory and condition assessment
- Motorplex signs LED retrofit
- Natural area mowing as needed
- Maintain soft trails in Chapungu
- Clean and maintain bus stops

July

- O&M scope review/pricing requests
- Update replacement reserve amounts
- Finalize backflow testing

Centerra Metropolitan District 2023 Operations and Maintenance Plan (continued)

[Schedules are subject to change]

August

- Site visit with District Manager and board representative(s) to discuss 2024 operations budget items
- Draft 2024 O&M budget
- Tree assessment and pruning
- Plan and contract holiday lighting/decorations

September

- O&M bidding process
- Tree replacements
- Begin holiday lighting installation
- Concrete pavement repairs and grinding
- Assess new storm structures at district construction project sites, update scope

October

- Boyd Lake Ave landscaping acceptance various areas as needed
- Snow removal scope updates and drive with contractors
- Remove flowers
- Winterize irrigation systems
- Finish OLM inspections
- Finish right-of-way mowing
- Finish natural area mowing

November

- Finalize 2024 O&M budget
- Reseed natural areas
- Complete install of holiday lighting/decorations
- Winter Wonderlights
- Finish stormwater structure maintenance

December

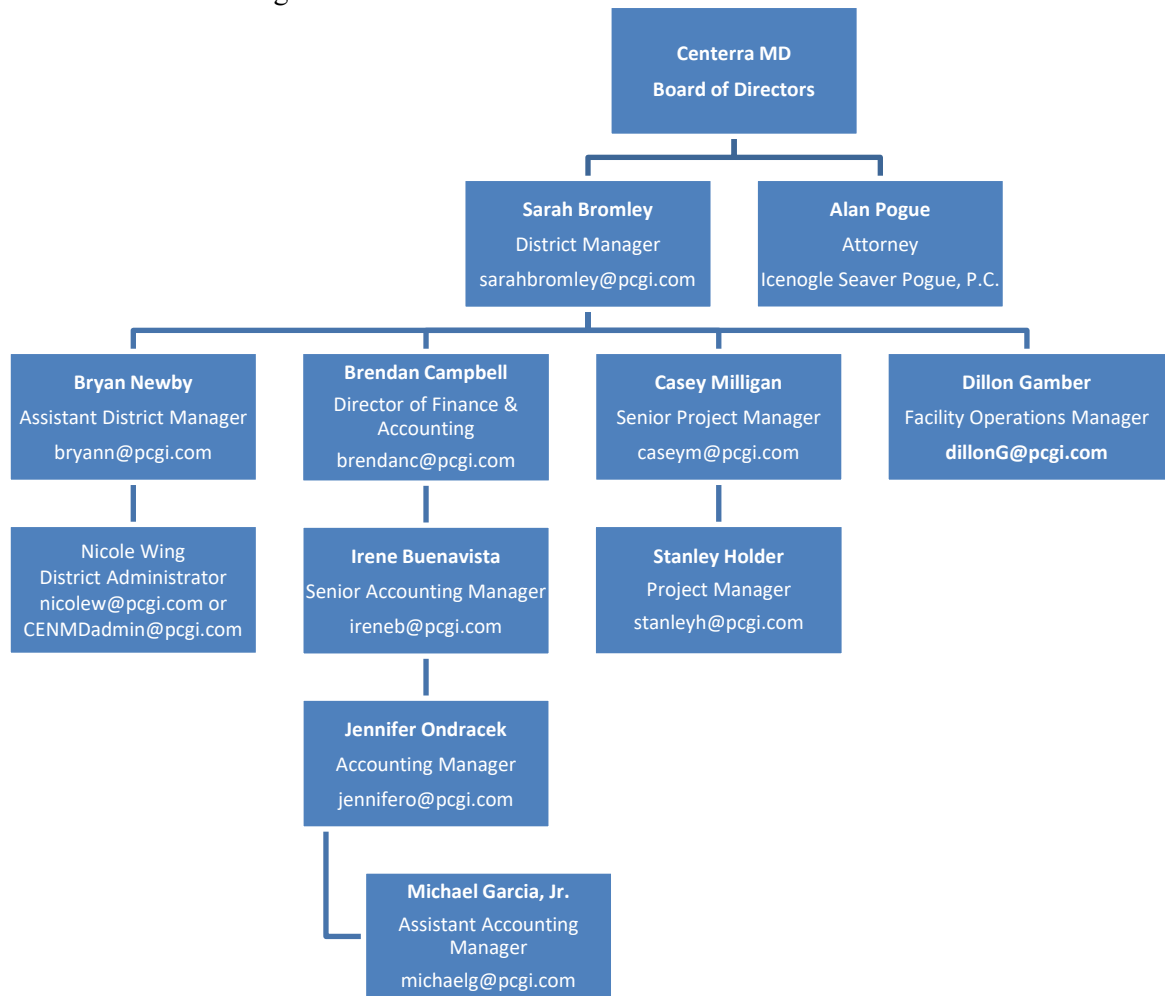
- Update service area maps
- Issue 2024 O&M contracts
- Draft 2024 O&M Plans
- Assess winter watering needs
- Summarize annual water usage
- Stormwater maintenance reports



To: Centerra Metropolitan District Board of Directors
 From: Pinnacle Consulting Group, Inc.
 Subject: Managers Report
 Board Meeting Date: January 19, 2023

General District Matters

- Please contact Sarah Bromley, District Manager, at sarahbromley@pcgi.com for any District matters which include operations, Board of Directors relations, financial management, compliance, and constituent relations.
- Centerra's 2023 District Management Team:



- The District’s management team performed routine matters since the November 17th Board meeting. Monthly, District management provides the following services:
 - Adheres to administrative and compliance matters.
 - Processes monthly payables and financial reports.
 - Oversees District budget and operational expenditures.
 - Oversees District operations per the approved Service Plan and District needs.
 - Collaborates with legal counsel on legal matters.
 - Oversee preparation and distribution of board packets including agenda, minutes, reports, contracts, and agreements prior to board meetings.
 - The Manager consistently communicates with the Board including periodic status reports at each board meeting.
- District Management attended the McWhinney Districts Conference Call on January 4th.
- Below is a list of compliance matters, due dates, and status for the District.

COMPLIANCE MATTERS	RESPONSIBLE	DUE DATE	COMPLETION
Property & Liability Insurance Renewals	PCGI	12/01/2022	Completed
Draft 2023 Budgets Distributed to Board of Directors	PCGI	10/15/22	Completed
Mill Levy Certification	PCGI	12/15/22	Completed
Map Filings	PCGI	01/01/2023	Completed
Website Compliance	PCGI	12/31/22	Completed
Transparency Notices	PCGI	01/15/23	Completed
SDA Membership Renewals	PCGI	03/01/23	PCGI
File Budget	PCGI	01/31/22	To Be Completed
Payables	PCGI/Board	Monthly	Sent to Board third week of the month

- On behalf of Centerra, Kim Perry, and Chason Geister, with Environmental Designs, are scheduled to present Sustainable Landscape Maintenance Practices at Work at the Pro Green EXPO on February 1st.
- Winter Wonder Lights ran through January 1, 2023. Chapungu Park’s Valentine’s Lights will be open to the public from 5:00 p.m. – 9:00 p.m. every evening from February 1st – 14th.