

# RECORD OF PROCEEDINGS

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

HELD  
October 17, 2024

The Annual Meeting of Centerra Metropolitan District Nos. 1-5 was held via MS Teams and Teleconference on Thursday, October 17, 2024, at 9:00 a.m.

### ATTENDANCE

#### Directors in Attendance:

David Spaeth, Vice President  
Josh Kane, Treasurer & Secretary  
Wendy Messinger, Asst. Secretary

#### Directors Absent, but Excused:

Kim Perry, President & Chairperson  
Tim DePeder, Asst. Secretary & Asst. Treasurer

#### Also in Attendance:

Deborah Early; Icenogle Seaver Pogue, P.C.  
Bryan Newby, Irene Buenavista, Sarah Bromley, and Shadrack Too;  
Pinnacle Consulting Group, Inc.  
Jeff Breidenbach, Erik Robinson, Jim Niemczyk; McWhinney

### 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 9:31 a.m.

Director Qualifications/Disclosure of Potential Conflicts of Interest: All Board Members confirmed their qualifications to serve on the Boards. Ms. 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 McWhinney Real Estate Services, Inc., which is associated with the primary landowners and developer 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

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determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Boards to act.

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ANNUAL MEETING REQUIREMENTS

Presentation regarding the Status of Public Infrastructure Projects within the Districts: Mr. Niemczyk presented the Status of Public Infrastructure Projects within the District.

Unaudited Financial Statements: Ms. Buenavista presented the Unaudited Financial Statements for the period ending July 31, 2024.

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

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

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ADJOURNMENT

There being no further business to come before the Boards, the meeting was adjourned at 9:39 a.m.

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

Respectfully submitted,

*Bryan Newby*  
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Bryan Newby, Recording Secretary for the Meeting