RECORD OF PROCEEDINGS

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

HELD
April 16, 2026

The Regular Meeting of the Boards of Directors of Centerra Metropolitan District Nos. 1-5 was held via MS Teams and Teleconference on Thursday, April 16, 2026, at 1:00 p.m.

ATTENDANCE

Directors in Attendance:
Jeff Breidenbach, President
Sam Voelz, Treasurer
Sam Salazar, Secretary
Wendy Messinger, Asst. Secretary

Directors Absent, and Excused:
David Spaeth, Vice President

Also in Attendance:
Alan Pogue; Icenogle Seaver Pogue, P.C.
Bryan Newby, Kent Krause, Nic Ortiz, Brendan Campbell, Matt Sorenson, and Dillon Gamber; Pinnacle Consulting Group, Inc.
Erik Robinson and Kyle Harris; Realberry Real Estate Services, LLC.
Stella Day and Christine Jakupovic; Cohere.
Unknown Member of the Public.

ADMINISTRATIVE ITEMS

Declaration of Quorum/Call to Order: Mr. Newby noted that a quorum was present, with four out of five Directors in attendance. The Regular 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 1:03 p.m.

Coordinated Meetings: The Boards determined to hold joint meetings of the Districts and to prepare joint minutes of actions taken by the Districts at such meetings. Unless otherwise noted below, the matters set forth below shall be deemed to be the actions of the Board of Directors of Centerra Metropolitan District No. 1, with concurrence by the Boards of Directors of Centerra Metropolitan District Nos. 2, 3, 4, and 5.

Director Qualifications/Disclosure of Potential Conflicts of Interest: All Board Members confirmed their qualifications to serve on the Boards. 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 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 East Development, Inc., all managed or affiliated with Realberry, to purchase real estate 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 approval of the agenda. Following review and discussion, upon a motion duly made by Director Salazar, seconded by Director Breidenbach, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as presented.

Public Comment for Non-Agenda Items: There were no Public Comments received.

Director Comment: There were no Director Comments received.

CONSENT AGENDA

Mr. Newby reviewed the items on the consent agenda with the Boards. Mr. Newby advised the Boards that any item may be removed from the consent agenda to the regular agenda upon the request of any Director. No items were requested to be removed from the consent agenda. Upon a motion duly made by Director Breidenbach, Seconded by Director Salazar, the following items on the consent agenda were unanimously approved, ratified and adopted:

A. Minutes – March 19, 2026, Regular Meeting.
B. Payment of Claims.
C. Unaudited Financial Statements for the Period Ending February 28, 2026.
D. Contract Modifications.
   1. WO 2026-01 with Realberry Real Estate Services, LLC.
   2. WO 2026-02 with Realberry Real Estate Services, LLC.

3. WO 2026-03 with Realberry Real Estate Services, LLC.
4. WO 2026-02 with SWPPP Colorado.
5. WO 2026-01 with Impact Marketing Advisors.

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DISTRICT MANAGERS ITEMS

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

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CAPITAL INFRASTRUCTURE ITEMS

District Capital Infrastructure Report and District Project Manager Update: Mr. Ortiz presented the District Capital Infrastructure Report and District Project Manager Update to the Boards and answered questions.

Capital Fund Summary: Mr. Ortiz presented the Capital Fund Summary to the Boards.

Project Budget for Centerra Parkway Traffic Signals (CFS #5): Mr. Ortiz discussed forming a Project Budget for Centerra Parkway Traffic Signals (CFS #5) with the Boards and answered questions. Following discussion, upon a motion duly made by Director Breidenbach, seconded by Director Salazar, and upon vote, unanimously carried, it was

RESOLVED to approve the Project Budget for Centerra Parkway Traffic Signals (CFS #5) in the amount of $800,000.00, as presented.

Bid Results for Centerra Pkwy & Kinston Pkwy Traffic Signals (CFS #22): Mr. Ortiz presented the Bid Results for Centerra Pkwy & Kinston Pkwy Traffic Signals (CFS #22) to the Boards and answered questions. Following review and discussion, upon a motion duly made by Director Breidenbach, seconded by Director Voelz, and upon vote, unanimously carried, it was

RESOLVED to approve the Construction Contract with Adiona Transportation for the Centerra Pkwy & Kinston Pkwy Traffic Signals project in the amount of $580,957.00, as presented.

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FINANCIAL ITEMS

Finance Manager's Report: Mr. Campbell presented the Finance Manager's Report to the Boards.

2025 Audit Exemptions for District Nos. 2-5: Mr.Campbell presented the 2025 Audit Exemptions for District Nos. 2-5 to the Boards. Following review, upon a motion duly made by Director Breidenbach, seconded by Director Voelz, and upon vote, unanimously carried, it was

RESOLVED to ratify the 2025 Audit Exemptions for District Nos. 2-5.

LEGAL ITEMS

Acceptance of Deed from RMV II – Outlot A Rocky Mountain Village 14th: Mr. Pogue presented the Acceptance of Deed from RMV II – Outlot A Rocky Mountain Village 14th to the Boards and answered questions. Following review and discussion, upon a motion duly made by Director Voelz, seconded by Director Breidenbach, and upon vote, unanimously carried, it was

RESOLVED to approve the Acceptance of Deed from RMV II – Outlot A Rocky Mountain Village 14th, as presented.

DIRECTOR COMMENT

There were no Director Comments.

ADJOURNMENT

There being no further business to come before the Boards, the meeting was adjourned at 1:32 p.m.

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

Respectfully submitted,

Jake Downing

Jake Downing, Recording Secretary for the Meeting