

RECORD OF PROCEEDINGS

MINUTES OF THE COORDINATED SPECIAL MEETING OF

CENTERRA METROPOLITAN DISTRICT NO. 1
CENTERRA METROPOLITAN DISTRICT NO. 2
CENTERRA METROPOLITAN DISTRICT NO. 3
CENTERRA METROPOLITAN DISTRICT NO. 4
CENTERRA METROPOLITAN DISTRICT NO. 5

HELD
December 17, 2013

The Boards of Directors of the Centerra Metropolitan District No. 1, Centerra Metropolitan District No. 2, Centerra Metropolitan District No. 3, Centerra Metropolitan District No. 4, and Centerra Metropolitan District No. 5 held a coordinated special meeting, open to the public, at the office of McWhinney, 2725 Rocky Mountain Avenue, Loveland, Colorado 80538, at noon, Tuesday, December 17, 2013. Notice of the meeting has been duly posted with the Larimer County Clerk and Recorder and posted in three public places within the boundaries of each District.

ATTENDANCE:

Directors in Attendance:

Kim Perry, President
Tom Hall, Secretary
Jay Hardy, Vice President & Assistant Secretary

Absent and Excused:

Josh Kane, Treasurer & Assistant Secretary
Julie Den Herder, Assistant Secretary & Assistant Treasurer

Also in Attendance:

Alan Pogue, Icenogle, Seaver & Pogue
Jim Niemczyk, McWhinney
Wendy Messinger, McWhinney (at 12:25 p.m.)
Jason Woolard, Pinnacle Consulting Group, Inc
Jim Worley, Pinnacle Consulting Group, Inc.
Carla Hawkins, Pinnacle Consulting Group, Inc.
Brendan Campbell, Pinnacle Consulting Group, Inc

CALL TO
ORDER

The meeting was called to order at 12:08 p.m. by Director Perry, President, noting that a quorum was present. The directors in attendance confirmed their qualifications to serve.

RECORD OF PROCEEDINGS

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

Mr. Pogue, legal counsel, noted 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 District. Mr. Pogue advised the Board that pursuant to Colorado law, certain disclosures by the Board Members might be required prior to taking official action at a meeting. The Board 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 Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

AGENDA

The Board reviewed the agenda. Upon motion duly made by Director Hardy and seconded by Director Hall it was unanimously

RESOLVED to approve the agenda as presented.

ITEMS FROM
PROJECT MANAGER

Boyd Lake Improvements

Project manager, Mr. Niemczyk, stated Larimer County and City of Loveland met to review plans submitted by District Engineer, Lamp Rynearson & Associates. Roundabouts have been included in the revised long term corridor plan design for Boyd Lake Avenue. Mr. Niemczyk commented that Larimer County plans to vacate the rights-of-way along Frank Road and dedicate the land and maintenance obligation to the District. After further discussion, and upon motion duly made by Director Hardy and seconded by Director Hall, it was unanimously

RESOLVED to approve the County's vacation of rights-of-way and dedicate to Centerra Metropolitan District No. 1 and authorize Project Manager, Mr. Niemczyk, to accept the obligation for the District for landscape installation and maintenance of all three right-of-way parcels along the west side of Frank Road.

RECORD OF PROCEEDINGS

ITEMS FROM THE
DISTRICT MANAGER

2014 Landscape Services

Mr. Worley reviewed two proposals for 2014 landscaping services with the Board. Mr. Woolard commented that it is anticipated that the contractor would cap pricing for 2 years with a possible CPI price increase or an amount not to exceed 3% in the years thereafter or the third year. Upon motion duly made by Director Hardy and seconded by Director Hall it was unanimously

RESOLVED to approved the 2014 landscape services agreement between Centerra Metropolitan District and Brickman and authorize execution of the agreement on a final review and approval of the service agreement by legal counsel.

ITEMS FROM LEGAL
COUNSEL

Right-of-Way Acquisition for Boyd Lake Avenue

Mr. Pogue updated the Board on the effort to acquire approximately 1.6 acres of right-of-way for Boyd Lake Avenue improvements.

BOARD MEMBER
COMMENTS

There were no board member comments.

OTHER MATTERS

There were no other matters brought before the Board.

PUBLIC COMMENTS

The Board opened the meeting to Public Comments. Upon receiving no further comments, this portion of the meeting was closed.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 12:35 p.m.

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

Respectfully Submitted,



Carla Hawkins, Secretary for the Meeting