

# RECORD OF PROCEEDINGS

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

HELD  
July 15, 2021

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, July 15, 2021.

Due to the threat to health and safety posed by the COVID-19 pandemic, this meeting was held via MS Teams.

### ATTENDANCE

#### Directors in Attendance: (Via Teleconference)

Kim Perry, President  
David Spaeth, Vice President  
Josh Kane, Treasurer & Assistant Secretary  
David Crowder, Assistant Secretary & Assistant Treasurer

#### Directors Absent but Excused:

Courtney Parmelee, Secretary

#### Also in Attendance: (Via Teleconference)

Alan Pogue; Icenogle Seaver Pogue, P.C.  
Jeff Breidenbach, Jim Niemczyk, and Tim DePeder; McWhinney  
Ryan Abbott, Elaina Cobb, Irene McCaffrey, Casey Milligan, and Kirsten Starman; Pinnacle Consulting Group, Inc.

### CALL MEETING TO ORDER

The meeting was called to order at 12:01 p.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

# RECORD OF PROCEEDINGS

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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.

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APPROVAL OF  
AGENDA

The Boards considered the agenda. Upon motion duly made by Director Spaeth, seconded by Director Kane and, upon vote, it was unanimously

**RESOLVED** to approve the agenda, as amended to add Legal item:

V. A. Consider Approval of Termination of Local Disaster Emergency Declaration.

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PUBLIC RELATIONS  
UPDATE

Mr. Abbott presented the Public Relations Update to the Boards and answered questions.

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SUSTAINABLE  
LANDSCAPE  
MAINTENANCE  
PRESENTATION

Ms. Starman presented a Sustainable Landscape Maintenance Presentation to the Boards and answered questions. Ms. Starman noted Centerra Metropolitan District is slated to become Colorado's very first sustainably landscaped community.

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PUBLIC COMMENT

There were no comments made by members of the public.

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CONSENT AGENDA  
ITEMS

The Boards considered the following items on the consent agenda:

- A. Approval of Minutes – May 20, 2021 and June 17, 2021 Meeting Minutes.
- B. Ratification of Payables.
- C. Ratification of Contract Modifications.
- D. Financial Statements as of May 31, 2021.

Upon motion duly made by Director Kane, seconded by Director Spaeth and, upon vote, it was unanimously

**RESOLVED** to approve the consent agenda, as presented.

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# RECORD OF PROCEEDINGS

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CAPITAL  
INFRASTRUCTURE  
ITEMS

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

District Project Manager Update: Mr. Breidenbach updated the Boards on current projects being constructed in the District and answered questions.

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

Parcel 504 Phase 2 Public Infrastructure – Bid Summary Memorandum: Mr. Milligan reviewed with the Boards the Bid Summary Memorandum and answered questions.

Construction Contract with Connell Resources for Public Infrastructure Improvements: Mr. Milligan presented a Construction Contract with Connell Resources for Public Infrastructure Improvements. Upon motion duly made by Director Crowder, seconded by Director Spaeth and, upon vote, with Director Kane in opposition, it was

**RESOLVED** to approve a Construction Contract with Connell Resources for Public Infrastructure Improvements in an amount of \$1,785,348.20 with a notice to proceed not being issued until the developer closing takes place.

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FINANCIAL ITEMS

Finance Manager’s Report: Ms. McCaffrey provided the Finance Manager’s Update to the Boards and answered questions.

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LEGAL ITEMS

Termination of Local Disaster Emergency Declaration: Mr. Pogue presented and requested approval of the Termination of Local Disaster Emergency Declaration. Upon motion duly made by Director Kane, seconded by Director Spaeth and, upon vote, it was unanimously

**RESOLVED** to approve the Termination of Local Disaster Emergency Declaration.

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DISTRICT MANAGER  
ITEMS

Mr. Abbott presented the Manager’s Report to the Boards and answered questions. Mr. Abbott discussed with the Boards different options for how the Districts would like to approach Board meetings in the future. Director Perry stated she would like to discuss in more detail at the August 12 Board meeting.

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# RECORD OF PROCEEDINGS

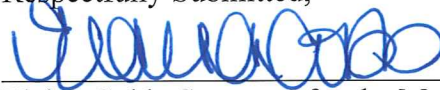
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OTHER MATTERS Director Crowder noted that Landscaping was looking great.

ADJOURNMENT There being no further business to come before the Boards, the meeting was adjourned at 1:07 p.m.

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

Respectfully Submitted,



Elaina Cobb, Secretary for the Meeting