RECORD OF PROCEEDINGS

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

HELD
March 19, 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, March 19, 2026, at 1:00 p.m.

ATTENDANCE

Directors in Attendance:
Jeff Breidenbach, President
Sam Voelz, Treasurer
Sam Salazar, Secretary

Directors Absent, and Excused:
David Spaeth, Vice President
Wendy Messinger, Asst. Secretary

Also in Attendance:
Alan Pogue; Icenogle Seaver Pogue, P.C.
Bryan Newby, Kent Krause, Nic Ortiz, Brendan Campbell, Matt Sorenson, Dillon Gamber; Pinnacle Consulting Group, Inc.
Erik Robinson, Christina Rotella, and Jim Niemczyk; Realberry Real Estate Services, LLC.
Stella Day; Cohere.

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 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 1:01 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 Breidenbach, seconded by Director Voelz, 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 Voelz, the following items on the consent agenda were unanimously approved, ratified and adopted:

A. Minutes – February 19, 2026, Regular Meeting.
B. Payment of Claims.
C. Unaudited Financial Statements for the Perod Ending January 31, 2026.
D. First Amendment to Administrative Matters Resolution.

DISTRICT MANAGERS ITEMS

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

CAPITAL INFRASTRUCTURE ITEMS

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

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

Landscape Enhancement Proposals for the Intersection of US-34 and Rocky Mountain Avenue: Mr. Krause presented the Landscape Enhancement Proposals for the Intersection of US-34 and Rocky Mountain Avenue 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 Landscape Enhancement Proposal for the Intersection of US-34 and Rocky Mountain Avenue from Environmental Designs, Inc.

The Board directed Director Breidenbach to coordinate with CDOT as necessary on the landscape rehabilitation project.

FINANCIAL ITEMS

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

LEGAL ITEMS

Business Assistance Agreement Regarding Parcel 504: Mr. Pogue presented the Business Assistance Agreement Regarding Parcel 504 to the Boards and answered questions. Following review and discussion, upon a motion duly made by Director Voelz, seconded by Director Salazar, and upon vote unanimously carried, it was

RESOLVED to approve the Business Assistance Agreement Regarding Parcel 504, subject to final review and acceptance by legal counsel and Director Breidenbach.

<u>DIRECTOR COMMENT</u>

There were no Director Comments.

<u>ADJOURNMENT</u>

There being no further business to come before the Boards, the meeting was adjourned at 1:41 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