RECORD OF PROCEEDINGS

MINUTES OF THE ANNUAL MEETING OF
KINSTON METROPOLITAN DISTRICT NOS. 1-10

HELD
July 9, 2026

The Annual Meeting of the Board of Directors of Kinston Metropolitan District Nos. 1-10 was held via MS Teams and Teleconference on Thursday, July 9, 2026, at 6:00 p.m.

ATTENDANCE

District Nos. 1, 3-10 Directors in Attendance:
Brad Lenz, Vice President
Wendy Messinger, Treasurer & Secretary
Jeff Breidenbach, Asst. Secretary

District Nos. 1, 3-10 Directors Absent, and Excused:
Sam Voelz, Asst. Secretary

District No. 2 Directors in Attendance:
Brad Lenz, Vice President
Wendy Messinger, Treasurer
Brett Bakersky, Secretary
Jeff Breidenbach, Asst. Secretary

Also in Attendance:
Deborah Early; Icenogle Seaver Pogue, P.C.
Bryan Newby, Nic Ortiz, Wendy McFarland, and Jake Downing; Pinnacle Consulting Group, Inc.
Erik Robinson, Christina Rotella, Jim Niemczyk; Realberry Real Estate Services, LLC.
Andrea Manning, Chris Douglas; Members of the Public.
Unknown Member of the Public.

ADMINISTRATIVE ITEMS

Declaration of Quorum/Call to Order: Mr. Newby noted that a quorum was present, with three out of four Directors in attendance for District Nos. 1, 3-10, and four out of four Directors in attendance for District No. 2. The Annual Community Meeting of the Boards of Directors (collectively, the "Boards") of the Kinston Metropolitan District Nos. 1-10 (collectively, the "District") was called to order by Mr. Newby at 6:00 p.m.

Director Qualifications/Disclosure of Potential Conflicts of Interest: All Board Members confirmed their qualifications to serve on the Boards. Deborah Early, legal counsel, stated that notices of potential conflicts of interest were filed with the Colorado Secretary of State's Office disclosing potential conflicts as some Board Members are employees of Realberry Real Estate Services, LLC., which is an affiliate of Centerra East Development, Inc., the primary landowner 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 determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Boards to act.

ANNUAL MEETING REQUIREMENTS

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

Unaudited Financial Statements: Ms. McFarland presented the Unaudited Financial Statements for the period ending March 31, 2026.

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

Open Floor for Questions: There were no questions from the public to come before the Board.

ADJOURNMENT

There being no further business to come before the Boards, the meeting was adjourned at 6:15 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