RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARDS OF DIRECTORS OF
KINSTON METROPOLITAN DISTRICT NOS. 1-10

HELD
July 10, 2026

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

ATTENDANCE

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

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

District No. 2 Directors Absent, and Excused:
Brett Bakersky, Secretary

Also in Attendance:
Deborah Early; Icenogle Seaver Pogue, P.C.
Bryan Newby, Jennifer Ondracek, Nic Ortiz, Kent Krause, Jason Woolard, Wendy McFarland, Dillon Gamber, and Jake Downing; Pinnacle Consulting Group, Inc.
Erik Robinson, Jim Niemczyk, Christina Rotella; Realberry Real Estate Services, LLC.
Kevin Kimball; The Adams Group, LLC.
Stella Day; Cohere
Louis Scannura; Member of the Public.

ADMINISTRATIVE ITEMS

Declaration of Quorum/Call to Order: Mr. Newby noted that a quorum was present, with four out of four Directors in attendance for District Nos. 1, 3-10, and three out of four Directors in attendance for District No. 2. The Special 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 1:04 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 Kinston Metropolitan District No. 1, with concurrence by the Boards of Directors of Kinston Metropolitan District Nos. 2, 3, 4, 5, 6, 7, 8, 9, and 10.

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.

Approval of Agenda: The Boards considered the approval of the agenda. Following review and discussion, upon a motion duly made by Director Lenz, seconded by Director Breidenbach, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as amended to reorder the agenda to review item V. Financial Items, following review of item I. Administrative Items.

Consider Appointment to fill Board Vacancy and Elect Officers: This item was tabled for discussion at a future Board Meeting.

Public Comment for Non-Agenda Items: There was no public comment to come before the Boards.

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. Upon a motion duly made by Director Lenz, seconded by Director Breidenbach, the following items on the consent agenda were unanimously approved, ratified and adopted:

A. Minutes – June 11, 2026, Regular Meeting.

B. Payment of Claims.
C. Contract Modifications.
   1. WO 2026-01 High Plains Environmental Center.
   2. WO 2026-02 Environmental Designs LLC.
   3. WO 2026-03 Environmental Designs LLC.
   4. WO 2026-01with Kinston Amenity and CWC Consulting Group, Inc.
   5. CO1 to WO 2022-01 with Kinston ME18 and Kellar Engineering, LLC.
   6. CO2 with Kinston ME19 and Gerrard Excavating, Inc.
   7. CO3 with Kinston ME19 and Gerrard Excavating, Inc.
   8. CO1 to WO 2026-02 with Kinston ME20 and Fasching Consulting, LLC.

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FINANCIAL ITEMS

Finance Manager's Report: Ms. McFarland presented the Finance Manager's report to the Boards.

2025 Audited Financial Statements for District No. 1, District No. 2, and District No. 5: Mr. Kimball reviewed with the Board the 2025 Audited Financial Statements for District No. 1, District No. 2, and District No. 5, and answered questions. Following review and discussion, upon a motion duly made by Director Breidenbach, seconded by Director Lenz, and upon vote, unanimously carried, it was

RESOLVED to approve the 2025 Audited Financial Statements for District No. 1, District No. 2, and District No. 5, as presented.

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DISTRICT MANAGER ITEMS

District Managers' Report: Mr. Newby and Mr. Gamber presented the District Managers' Report to the Board and answered questions.

Painted Turtle Ave Drainage Update: Mr. Robinson and Mr. Niemczyk presented an update to the Painted Turtle Ave Drainage issues to the Boards and answered questions from a member of the public.

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CAPITAL INFRASTRUCTURE ITEMS

District Capital Infrastructure Report and District Project Manager Update: Mr. Krause and Mr. Robinson presented the District Capital Infrastructure Report and District Project Manager Update to the Boards.

Capital Fund Summary and Capital Fund Summary Review: Mr. Ortiz and Mr. Woolard presented the Capital Fund Summary and Capital Fund Summary Review to the Boards and answered questions. Director Voelz requested that future iterations of the Capital Fund Summary include the individual escrow fund status for each project.

Work Order 2026-03 with GE Construction, Inc., for Irrigation Boring at Elk Pass Lane & Blue Iris Drive: Mr. Ortiz presented Work Order 2026-03 with GE Construction, Inc., for Irrigation Boring at Elk Pass Lane & Blue Iris Drive to the Boards and answered questions. Following review and discussion, upon a motion duly made by Director Breidenbach, seconded by Director Lenz, and upon vote, unanimously carried, it was

RESOLVED to approve Work Order 2026-03 with GE Construction, Inc., for Irrigation Boring at Elk Pass Lane & Blue Iris Drive, as presented.

LEGAL ITEMS

There were no Legal Items to discuss.

DIRECTOR COMMENT

Director Lenz reported recent resident concerns regarding parking enforcement in alleyways within the District. Mr. Newby advised the Board that District Management is aware of the ongoing parking issues and is working to address them through the issuance of parking citations. Mr. Newby further stated that District Management, in coordination with Legal Counsel, will review the District's current resolutions governing parking regulations and present any recommended actions to the Boards at a future meeting.

ADJOURNMENT

There being no further business to come before the Boards, the meeting was adjourned at 1:45 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