

RECORD OF PROCEEDINGS

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

HELD
December 05, 2022

The Boards of Directors of Kinston Metropolitan District Nos. 1-10 held a coordinated special meeting, open to the public, via MS Teams, at 3:00 p.m., Monday, December 05, 2022.

ATTENDANCE

Directors in Attendance:

Abby Kirkbride, President
Tim DePeder, Vice President
Josh Kane, Treasurer & Assistant Secretary
Kim Perry, Secretary
Brad Lenz, Assistant Secretary & Assistant Treasurer

Also in Attendance:

Alan Pogue; Icenogle Seaver Pogue, P.C.
Jeff Breidenbach and Jim Niemczyk; McWhinney
Brendan Campbell, Jason Woolard, Doug Campbell, Irene Buenavista,
Dillon Gamber, and Sarah Bromley; Pinnacle Consulting Group, Inc.

CALL MEETING TO ORDER

The meeting was called to order at 3:02 p.m. by Mrs. Bromley, 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 Kinston Metropolitan District No. 1, with concurrence by the Kinston Metropolitan Districts 2, 3, 4, 5, 6, 7, 8, 9 and 10.

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 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

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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 reviewed the agenda. Upon motion duly made by Director DePeder, seconded by Director Kane and, upon vote, it was unanimously

RESOLVED to approve the agenda, as presented.

PUBLIC COMMENT

There were no members of the public present.

FINANCIAL ITEMS

District Operation and Maintenance Fees: Mr. Campbell reviewed with the Boards the District Revenues and Expenditures Estimated Forecast 2022-2050, and the Annual Cost by Community. The Boards requested an update to the number of units represented from 2676 to 2916, and to include the District clubhouse and pool in future reports. Director Kane requested that the Annual Cost by Community report be reworked to include more details as they relate to fees.

ITEMS FROM
DIRECTORS

There were no items from Directors.

OTHER
MATTERS

There were no other matters brought before the Boards.

ADJOURNMENT

There being no further business to come before the Boards and upon motion and second, the meeting was adjourned at 3:58 p.m.

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

Respectfully Submitted,

Bryan Newby

Bryan Newby, Secretary for the Meeting