RECORD OF PROCEEDINGS

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

HELD
June 11, 2026

The Regular Meeting of the Boards of Directors of Kinston Metropolitan District Nos. 1-10 was held via MS Teams and Teleconference on Thursday, June 11, 2026, at 1:00 p.m.

ATTENDANCE

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

District Nos. 1, 3-10 Directors Absent, and Excused:
Brad Lenz, Vice President
Rishi Loona, Asst. Secretary & Asst. Treasurer

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

District No. 2 Directors Absent and Excused:
Brad Lenz, Vice President
Rishi Loona, Asst. Secretary & Asst. Treasurer

Also in Attendance:
Deborah Early; Icenogle Seaver Pogue, P.C.
Bryan Newby, Kent Krause, Dillon Gamber, Wendy McFarland, Kirk Barker, Nic Ortiz, Jason Woolard, and Jake Downing; Pinnacle Consulting Group, Inc.
Erik Robinson, Jim Niemczyk, Zach Perrott, Pam Avirett, and Christina Rotella; Realberry Real Estate Services, LLC.
Jonathan Jacobson and 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 three out of five Directors in attendance for District Nos. 1, 3-10, and three out of five Directors in attendance for District No. 2. The Regular 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 1:02 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 Messinger, seconded by Director Breidenbach, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as amended to remove the following items:

IV. C. 1. a: Consider Approval of Master Service Agreement with Tried & True Lawncare for District Site Services.

IV. C. 1. b: Consider Approval of Work Order 2026-01 with Tried & True for District Site Maintenance Services.

Public Comment for Non-Agenda Items: Mr. Scannura addressed the Board on behalf of a family member who resides within the District. Mr. Scannura reported drainage concerns in a portion of the District open space located between the homes on Painted Turtle Drive and Centerra Parkway. He noted that, due to improper drainage, residents' backyards have become waterlogged and unusable, creating unsafe conditions for normal activities, and requested the issue be resolved.

Director Comment: Director Breidenbach directed District Management to contact the homeowner and gather all information necessary to determine the source of the drainage issue and identify the responsible party, so that an appropriate solution may be developed.

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

A. Minutes – May 14, 2026, Regular Meeting.
B. Payment of Claims.
C. Ratification of Contract Modifications.
    1. Change Order 1 with Millennium East 16th PH2 and Denver Commercial Property Services, Inc.
    2. Change Order 2 with Millennium East 16th PH2 and Denver Commercial Property Services, Inc.
    3. Change Order 3 with Millennium East 16th PH2 and Denver Commercial Property Services, Inc.

DISTRICT MANAGER ITEMS

District Manager's Report: Mr. Downing and Mr. Gamber presented the District Manager's Report to the Board and answered questions.

Additional Landscape Maintenance Services Scope for 2026: Mr. Gamber presented a proposal for additional landscape maintenance services for 2026 from High Plains Environmental Center ("HPEC") to the Boards and answered questions. Following review and discussion, upon a motion duly made by Director Voelz, seconded by Director Breidenbach, and upon vote, unanimously carried, it was

RESOLVED to approve the proposal for Additional Landscape Maintenance Services Scope for 2026 in the amount of $17,690.00, as presented.

Plant and Tree Replacement Proposal: Mr. Gamber, Mr. Woolard, and Mr. Robinson presented the Plant and Tree Replacement Proposal from Environmental Designs, LLC ("ED") to the Boards and answered questions. Following review and discussion, upon a motion duly made by Director Breidenbach, seconded by Director Messinger, and upon vote, unanimously carried, it was

RESOLVED to approve the Plant and Tree Replacement Proposal from ED in the amount of $49,166.88, as presented.

Turf Repair and Native Areas Restoration: Mr. Gamber presented the proposal from ED for Turf Repair and Native Areas Restoration 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 proposal for Turf Repair and Native Areas Restoration from EDI in the amount of $13,975.75, as presented.

Drainage Improvement Project: Mr. Gamber and Mr. Woolard presented the Drainage Improvement Project to the Boards related to the drainage issues associated with the lot at 2022 Painted Turtle and answered questions. Following review and discussion, the Boards directed District Management to meet with Realberry and Lennar representatives to evaluate the issues and the responsible parties for resolving the issues.

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. Woolard presented the Capital Fund Summary and Capital Fund Summary Review to the Boards and answered questions. Director Breidenbach requested an update to the amenity budget and review of all other budgets prior to the next meeting.

Amended Master Service Agreement with Realberry Real Estate Services, Inc., for District Project Management Services: Mr. Krause and Ms. Early presented the Amended Master Service Agreement with Realberry Real Estate Services, Inc., for District Project Management Services 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 Amended Master Service Agreement with Realberry Real Estate Services, Inc., for District Project Management Services, as presented.

FINANCIAL ITEMS

Finance Manager's Report: Ms. McFarland presented the Finance Manager's Report to the Boards and answered questions. Director Messinger requested additional financial information related to capital and service project be presented to the Boards at the next meeting.

LEGAL ITEMS

There were no Legal Items to discuss.

DIRECTOR COMMENT

There were no Director Comments received.

ADJOURNMENT

There being no further business to come before the Boards, the meeting was adjourned at 2:04 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