

RECORD OF PROCEEDINGS

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

HELD
July 24, 2025

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 24, 2025, at 9:00 a.m.

ATTENDANCE

District Nos. 1, 3-10 Directors in Attendance:

Brad Lenz, Vice President
Wendy Messinger, Treasurer & Secretary
Sam Voelz, Asst. Secretary
Jeff Breidenbach, 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:

Alan Pogue; Icenogle Seaver Pogue, P.C.
Bryan Newby, Lili Vioria, Nic Ortiz, Wendy McFarland, Kirk Barker,
and Jake Downing; Pinnacle Consulting Group, Inc.
Erik Robinson; McWhinney

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 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 9:01 a.m.

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 some Board Members are employees of McWhinney Real Estate Services, LLC., 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

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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, 2025.

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

Open Floor for Questions: There were no members of the public present for questions.

ADJOURNMENT

There being no further business to come before the Boards, the meeting was adjourned at 9:15 a.m.

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

Respectfully submitted,



Jake Downing, Recording Secretary for the Meeting