RECORD OF PROCEEDINGS

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

HELD
August 13, 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, August 13, 2026, at 1:00 p.m.

ATTENDANCE

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

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

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

Also in Attendance:
Deborah Early and Alan Pogue; Icenogle Seaver Pogue, P.C.
Bryan Newby, Kirk Barker, Nic Ortiz, Wendy McFarland, Dillon Gamber, Jason Woolard, Sarah Brown, and Jake Downing; Pinnacle Consulting Group, Inc.
Erik Robinson, Jim Niemczyk, Christina Rotella, and Zach Perrott; Realberry Real Estate Services, LLC.
Christine Jakupovic; 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 four Directors in attendance for District Nos. 1, 3-10, and four out of four 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 Breidenbach, seconded by Director Lenz, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as presented.

Consider Appointment to fill Board Vacancies and Elect Officers: Mr. Pogue addressed the Boards noting there is one interested candidate to fill the vacancy on the Boards of Directors. 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 appoint Adrian Frank to the Boards of Directors.

Election of Officers: Mr. Pogue discussed the Election of Officers with the Boards. 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 elect the slate of officers as noted below:

District Nos. 1, 3-10:
Jeff Breidenbach – President
Brad Lenz – Vice President

Wendy Messinger – Secretary
Sam Voelz – Treasurer & Asst. Secretary
Adrian Frank – Asst. Secretary

District No. 2:
Jeff Breidenbach – President
Brad Lenz – Vice President
Wendy Messinger – Treasurer
Brett Bakersky – Secretary
Adrian Frank – Asst. Secretary

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

A. Minutes – July 9, 2026, Annual Community Meeting, July 10, 2026, Special Board Meeting.
B. Payment of Claims.
C. Unaudited Financial Statements for the period ending June 30, 2026.
D. Contract Modifications.
   1. Change Order #10 with Millennium East 15th and Waterwise Land and Waterscapes, Inc.
   2. Change Order #11 with Millennium East 15th and Waterwise Land and Waterscapes, Inc.
   3. Work Order #2026-02 with Millennium East 17th and Kumar & Associates, Inc.

DISTRICT MANAGER ITEMS

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

Mr. Gamber and Mr. Robinson reported on drainage concerns affecting a portion of District-owned open space located between the homes along Painted Turtle Drive and Centerra Parkway. They noted that drainage issues within the District-owned open space would be addressed by the District, while affected homeowners would be responsible for addressing drainage concerns located within their individual properties.

Mr. Gamber reported to the Boards on District landscaping concerns. Following discussion, the Boards directed District Management to proceed with preparing a Request for Proposal for 2027 landscaping services.

CAPITAL INFRASTRUCTURE ITEMS

District Capital Infrastructure Report and District Project Manager Update: Mr. Ortiz 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 presented the Capital Fund Summary and Capital Fund Summary Review to the Boards.

FINANCIAL ITEMS

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

LEGAL ITEMS

Amended Kinston Drives Resolution: This item was tabled for discussion at a future meeting of the Boards.

DIRECTOR COMMENT

There was no Director Comment.

ADJOURNMENT

There being no further business to come before the Boards, the meeting was adjourned at 1:28 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