

MINUTES OF A JOINT REGULAR MEETING OF
THE BOARDS OF DIRECTORS OF THE
CENTENNIAL CROSSING METROPOLITAN DISTRICT NOS. 1, 2, and 3
HELD
WEDNESDAY, APRIL 9, 2025

A public meeting of the Boards of Directors of the Centennial Crossing Metropolitan District Nos. 1, 2, and 3 was convened on Wednesday, April 9, 2025 at 3:00 p.m. at 1613 Pelican Lakes Point, Suite 201, Windsor, Colorado and via Zoom virtual meeting platform.

ATTENDANCE

John Hall (District Nos. 1 and 3)
Ryan White (District No. 1)
Russell Prust (District No. 2)
Bruce Allen Gray (District No. 2)
Conrad Stephens (District No. 2)
Joshua Biggs (District No. 2)
Lawrence Brown (District No. 3)

Also present were:

Colin B. Mielke; Seter, Vander Wall & Mielke, P.C.
Desirae Gonzalez, Advance HOA
Ann Eldridge, CPA, Lot Holding Investments, LLC

Absent: David Crews (District No. 2) and Bret Hall (District Nos. 1, 2, and 3) – Absence Excused

CALL TO ORDER

It was noted that the meeting was scheduled to be a consolidated special meeting of the Boards of District Nos. 1, 2, 3 and 8, but that a quorum was not reached for District No 8. Therefore, the meeting was called to order for District Nos. 1, 2, and 3 at approximately 3:00 p.m.

DISCLOSURE MATTERS

The Boards had been previously advised that pursuant to Colorado law, certain disclosures by the Board members might be required prior to taking official action at the meeting. The Boards then reviewed the agenda for the meeting, following which each Board member affirmed their conflicts of interest, which had been disclosed and filed with the Colorado Secretary of State, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting. The Boards determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Boards to act.

Director John Hall reported that he is a party to a contract to purchase property within the Districts under which he has an obligation to pay taxes on real property. He is an employee of Lot Holding Investments, LLC and is the son of Mr. Bret Hall. This disclosure is associated with the approval of items on the agenda which might affect his interests.

Director Russell Prust reported that he is a property owner in Metropolitan District No. 2. This disclosure is associated with approval of items on the agenda which might affect his interests.

Director Bruce Allen Gray reported that he is a property owner in Metropolitan District No. 2. He is a CPA and Lawn Police Lawn & Landscape is one of his clients. Lawn Police may be a party to an agreement with the Districts. This disclosure is associated with approval of items on the agenda which might affect his interests.

Director Joshua Biggs reported that he is a property owner in Metropolitan District No. 2. This disclosure is associated with approval of items on the agenda which might affect his interests.

Director Lawrence Brown reported that he is a property owner in Metropolitan District No. 3. This disclosure is associated with approval of items on the agenda which might affect his interests.

Written disclosures of these interests, including the interests for Directors Bret Hall and David Crews, were filed with the Secretary of State prior to the meeting.

APPROVAL OF MINUTES

The Boards reviewed the minutes for the joint special meeting held February 12, 2025 for District Nos. 1 and 2. After review, and upon motion made, seconded and unanimously carried, the Boards approved the minutes as presented.

The Boards reviewed the minutes for the annual meeting and consolidated special meeting held November 18, 2024 for District Nos. 1, 2, 3, and 8. After review, and upon motion made, seconded and unanimously carried, the Boards approved the minutes as presented. It was noted that Ms. Eldridge will need District No. 8's approval in addition to the other Districts listed above.

2025 ANNUAL ADMINISTRATIVE MATTERS (District No. 3)

Mr. Mielke discussed a number of administrative matters with the Board for District No. 3, which are generally addressed at the Board's first meeting of the year, in accordance with Colorado law.

Mr. Mielke informed the Directors that they will receive statement of qualification forms from his office and asked the Directors to complete the statements and return them to his office upon completion.

He next informed the Directors that his office will provide information to each Director describing how to identify a conflict of interest, and the requirements under Colorado law for disclosure of such conflicts of interest by each Director. Mr. Mielke asked each Director to review the contents of the letter, to identify all existing and potential conflicts of interest each

Director may have in connection with serving as a member of the Board of the District, and to complete the enclosed disclosure forms to be returned to his office.

Mr. Mielke confirm that the board members do not receive compensation for their service on the Board.

The Board identified the officers of the Board as follows:

President/Chair – Bret Hall (District No. 3)
Secretary/Treasurer – John Hall (District No. 3)
Assistant Secretary – Lawrence Brown (District No. 3)

The Board determined to continue to use the *Johnstown Breeze* as their newspaper designated for publication of legal notices.

The Board identified their websites as the 24-hour posting location, and further identified the southwest corner of each District as an alternative physical location for posting notices.

The Boards determined to hold regular meetings on a quarterly basis at 3:00 p.m. the second Wednesday of January, April, July, and October at 1613 Pelican Lakes Point, Suite 201, Windsor, Colorado and by virtual meeting platform. The Board requested that legal counsel add in July 9, 2025 at 2:45 p.m. as the date and time for a consolidated annual meeting of the Board.

The Board determined to appoint Catherine T. Bright of Seter, Vander Wall & Mielke, P.C. to serve as the Designated Election Official for the District.

The Board reviewed the employment of consultants and determined to renew the engagement of Seter, Vander Wall & Mielke, P.C. as legal counsel; Ann Eldridge, CPA as accountant; and Advance HOA as manager.

Finally, the Board reviewed the proposed form of resolution presented by Mr. Mielke that memorializes the above determinations in addition to certain other annual administrative actions. Upon motion made, seconded and unanimously carried, the Board approved the 2025 Annual Administrative Resolution with the updates as discussed.

FINANCIAL ITEMS

Financial Report / Payment of Claims: The Boards reviewed the unaudited financial report through March 31, 2025 and payment of claims report from February 11, 2025 through April 5, 2025. Ms. Eldridge noted the plan to pay off half of the remaining debt in 2025 and extend the rest in 2026. Upon motion made, seconded and unanimously carried, the Boards accepted the financial report and ratified approval of the payment of claims as presented.

2024 Applications for Audit Exemption (District Nos. 1 and 3): The Boards reviewed the 2024 Applications for Audit Exemption. Upon motion made, seconded and unanimously carried, the Boards ratified approval of the 2024 Applications for Audit Exemptions.

LEGAL MATTERS

Community 2025 Landscape Matters: Mr. Mielke discussed with the Boards the Community 2025 Landscape Matters, noting that bond counsel should be asked to clarify how long the Districts must own public improvements funded with District tax-exempt debt.

Discussion regarding Fencing: The Boards discussed fencing within the District and the desire to confirm ownership and fence repairs responsibilities going forward.

MANAGEMENT REPORT

Damaged Property: Ms. Gonzalez noted that a homeowner dumped dirt over the fence and damaged a District perennial garden. The Boards determined to have a demand letter prepared and delivered for the property owner to reimburse the District for necessary repairs.

Annual Flower Enhancements: The Boards reviewed the annual flower enhancements and cost associated with the same. Upon motion made, seconded and unanimously carried, the Boards ratified approval of the claim for \$4,582.89 for flower enhancements.

Spring Clean-Up: Ms. Gonzalez reported to the Boards that the spring clean-up was successful. She noted that the Town may have cut down a District tree. She will research and contact the Town to have them replace the tree if needed.

OTHER BUSINESS

None.

PUBLIC COMMENT

None.

ADJOURNMENT

There being no further business to come before the Boards, and upon motion duly made and unanimously carried, the meeting was adjourned at approximately 3:55 p.m.

John Hall

Secretary for the Meeting







04.09.2025 Draft Special Meeting Minutes - Centennial Crossing MD Nos. 1, 2, & 3 (00815390-2).DOCX

Final Audit Report

2025-08-18

Created:	2025-07-11
By:	Catherine Bright (cbright@svwpc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA07FYAYMHcUbGOkqWFRiVjUssChDvvarm

"04.09.2025 Draft Special Meeting Minutes - Centennial Crossing MD Nos. 1, 2, & 3 (00815390-2).DOCX" History

-  Document created by Catherine Bright (cbright@svwpc.com)
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-  Document emailed to John Hall (jhall@lotholding.com) for signature
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-  New document URL requested by Catherine Bright (cbright@svwpc.com)
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-  Email viewed by John Hall (jhall@lotholding.com)
2025-08-18 - 3:40:48 PM GMT
-  Document e-signed by John Hall (jhall@lotholding.com)
Signature Date: 2025-08-18 - 3:41:06 PM GMT - Time Source: server
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