

RECORD OF PROCEEDINGS

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

HELD
November 3, 2023

The Annual Community Meeting of Kinston Metropolitan District Nos. 1-10 was held via MS Teams and Teleconference on Friday, November 3, 2023, at 11:30 a.m.

ATTENDANCE

Directors in Attendance:

Kim Perry, President & Chairperson
Tim DePeder, vice President
Brad Lenz, Assistant Secretary & Assistant Treasurer

Directors Absent, but Excused:

Josh Kane, Treasurer & Secretary

Also in Attendance:

Alan Pogue; Icenogle Seaver Pogue, P.C.
Bryan Newby, Kieyesia Conaway, Irene Buenavista, Wendy McFarland,
and Casey Milligan; Pinnacle Consulting Group, Inc.
Jeff Breidenbach and Laura Wright; McWhinney

ADMINISTRATIVE ITEMS

Call to Order: 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 11:33 a.m.

Declaration of Quorum/Director Qualifications/Disclosure of Potential Conflicts of Interest: Director Perry noted that a quorum was present, with three out of four Directors in attendance. 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 Board Members are employees of McWhinney Real Estate Services, Inc. and Land Asset Strategies, which are 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 matters as required under Colorado law to permit official action to be taken at the meeting. Additionally, the Boards determined that the

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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. Breidenbach and Mr. Milligan presented the Status of Public Infrastructure Projects within the District to the Boards and answered questions.

Unaudited Financial Statements: Ms. Buenavista presented the Unaudited Financial Statements for the period ending June 30, 2023.

Presentation regarding the status of Outstanding Bonds: Ms. Buenavista presented the Status of Outstanding Bonds to the Boards and answered questions.

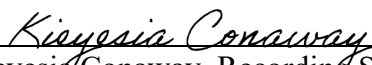
Community questions: There were no Members of the Public present for questions.

ADJOURNMENT

There being no further business to come before the Boards, the meeting was adjourned at 11:41 a.m.

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

Respectfully submitted,



Kieyesia Conaway, Recording Secretary for the Meeting