MINUTES OF REGULAR MEETING OF THE BOARD OF DIRECTORS OF

SOUTHGATE AT CENTENNIAL METROPOLITAN DISTRICT

Held: Tuesday, February 11, 2025 at 8:30 a.m. at Mulhern MRE, Inc., 58 Inverness Drive East, Suite 100, Englewood, Arapahoe County, Colorado and via zoom.

Attendance

A regular meeting of the Board of Directors of the Southgate at Centennial Metropolitan District of Arapahoe County, Colorado, was called and held as shown above in accordance with the applicable statutes of the State of Colorado, with the following Directors present and acting:

Mark Eberly
Bob Koontz
Pat Mulhern

Also in attendance were Enika Stasko and Laurie Tatlock of Mulhern MRE, Inc.

A motion to excuse the absences of Directors Nancy Bell and Don Siecke was presented; it was seconded and, upon vote, was unanimously approved.

Administrative

The Board reviewed the minutes of the regular meeting held on November 12, 2024. A motion to approve the minutes was presented; it was seconded and, upon vote, was unanimously approved.

Claims/Financials

The Board reviewed the list of claims for the period November 13, 2024 through February 11, 2025. Upon motion duly made, seconded and upon vote, the Board approved payment of checks numbered 4584-4592, ACH payments to Xcel Energy on 11/19/2024 in the amount of $15.57, to Xcel Energy on 12/23/2024 in the amount of $15.57, to Xcel Energy on 1/22/2025 in the amount of $16.09, and Payments to Payroll Specialists for Director Payroll on 11/14/2024, and 01/31/2025 for 2024 W-2 processing and zero payroll fees.

The Board reviewed and accepted the District's financial statement for the period ending December 31, 2024.

Audit Exemption

The Board considered a Resolution/Ordinance for Exemption from Audit for the fiscal year ending December 31, 2024. Upon motion duly made, seconded and upon vote, the Board approved the Resolution/Ordinance approving an exemption from audit for fiscal year 2024 for the Southgate at Centennial Metropolitan District.

Project and Information Updates

The Board considered ratification of the approval of Clanton & Associates request for $6,400 in additional design fees. Upon motion duly made, seconded and upon vote, the Board ratified the approval of Clanton & Associates request for $6,400 in additional design fees.

Director Items

None.

Adjournment

Upon motion duly made and seconded, the meeting was adjourned. The next regular meeting of the Board is scheduled for Tuesday, May 13, 2025 at 8:30 a.m. Mulhern MRE, Inc., 58 Inverness Drive East, Suite 100, Englewood, Colorado. The foregoing constitutes the true and correct minutes of the above-referenced meeting.

Secretary or President of the District

MINUTES OF REGULAR MEETING OF THE BOARD OF DIRECTORS OF

SOUTHGATE AT CENTENNIAL METROPOLITAN DISTRICT

Held: Tuesday, May 13, 2025 at 8:30 a.m. at Mulhern MRE, Inc., 58 Inverness Drive East, Suite 100, Englewood, Arapahoe County, Colorado and via Teams.

Attendance

A regular meeting of the Board of Directors of the Southgate at Centennial Metropolitan District of Arapahoe County, Colorado, was called and held as shown above in accordance with the applicable statutes of the State of Colorado, with the following Directors present and acting:

Nancy Bell
Mark Eberly
Bob Koontz
Pat Mulhern
Don Siecke

Also in attendance were Enika Stasko and Laurie Tatlock of Mulhern MRE, Inc.

Administrative

Laurie Tatlock, a notary in the State of Colorado, administered Oaths of Office to Directors Nancy Bell, Robert Koontz and Patrick Mulhern.

The Board considered the following slate of officers. President, Donald Siecke; Vice President, Mark Eberly; Treasurer, Nancy Bell, Secretary, Patrick Mulhern; Assistant Secretary, Robert Koontz. Upon a motion duly made, seconded, and upon vote, unanimously approved, the following slate of officers was elected. President, Donald Siecke; Vice President, Mark Eberly; Treasurer, Nancy Bell, Secretary, Patrick Mulhern; Assistant Secretary, Robert Koontz.

It is the responsibility of each Director to disclose any potential conflict of interest with the District to the Board prior to each meeting and any such potential conflict must also be filed with the Secretary of State. The board members confirmed that no conflict of interest existed with regard to any items on the meeting agenda. It was noted that a quorum of the Board was present.

The Board reviewed the minutes of the regular meeting held on February 11, 2025. A motion to approve the minutes was presented; it was seconded and, upon vote, was unanimously approved.

Laurie Tatlock reviewed with the Board a proposal from OnePro Services to provide Landscape maintenance, irrigation and other general landscape services for the period May 14, 2025 through November 30, 2025 for $6,304 payable in 8 equal monthly payment amounts of $788 per month, April – October. After discussion, a motion to approve the contract with OnePro Services was presented, it was seconded and, upon vote, was unanimously approved.

Claims/Financials

The Board reviewed the list of claims for the period February 12, 2025 through May 13, 2025. Upon motion duly made, seconded and upon vote, the Board approved payment of checks numbered 4594-4599, and payroll check number 78600, ACH payments to Xcel Energy on 2/24/2025 in the amount of $15.74, to Xcel Energy on 3/24/2025 in the amount of $15.66, to Xcel Energy on 4/24/2025 in the amount of $15.56, and Payments to Payroll Specialists for Director Payroll on 3/3/2025.

The Board reviewed and accepted the District's financial statement for the period ending March 31, 2025. The Board asked staff to consult with a CPA regarding the assets shown on the balance sheet.

Project and Information Updates

The Board discussed what to do with the solar light at the mail drop that will be replaced when the City of Centennial installs the new street lights. Director Siecke stated that he might have a buyer and would let staff know.

Director Items

None.

Adjournment

Upon motion duly made and seconded, the meeting was adjourned. The next regular meeting of the Board is scheduled for Tuesday, August 12, 2025 at 8:30 a.m. Mulhern MRE, Inc., 58 Inverness Drive East, Suite 100, Englewood, Colorado. The foregoing constitutes the true and correct minutes of the above-referenced meeting.

Secretary or President of the District

MINUTES OF SPECIAL MEETING OF THE BOARD OF DIRECTORS OF

SOUTHGATE AT CENTENNIAL METROPOLITAN DISTRICT

Held: Wednesday, August 6, 2025 at 3:30 a.m. at 7343 South Alton Way, Suite 100, Centennial, Colorado.

Attendance

A special meeting of the Board of Directors of the Southgate at Centennial Metropolitan District of Arapahoe County, Colorado, was called and held as shown above in accordance with the applicable statutes of the State of Colorado, with the following Directors present and acting:

Mark Eberly
Bob Koontz
Pat Mulhern

Also in attendance were Luis Tovar and Laurie Tatlock of Mulhern MRE, Inc; and Jeff Dankenbring, Elisha Thomas, and Neil Marciniak, City of Centennial.

South Alton Way/South Alton Court Pavement Striping and Connectivity Goals

Laurie Tatlock reviewed the concerns that the Board had regarding the striping plan proposed by the City of Centennial and noted that bike lanes along South Alton Court are needed for connectivity to the Dry Creek Light Rail Station.

Jeff Dankenbring acknowledged that given traffic volumes, it would be possible to modify the striping plan to 2 bike lanes, 2 travel lanes and a double yellow center stripe. Elisha Thomas advised that City of Centennial staff would consider the striping of bike lanes along South Alton Court, understanding that budgetary constraints and the timing of new residential development would impact the City's decision.

SPIN Scooters/Bikes

Neil Marciniak presented an overview of the SPIN Scooter and Bike pilot tests in Greenwood Village and Meridian. Luis Tovar shared that Inverness was participating with Meridian and had expanded the service grid into the Douglas County portion of Inverness and would start serving the Arapahoe County portion of Inverness beginning in January, 2026. The Southgate Board stated that they would be interested in exploring expansion of the pilot into the Southgate District and directed staff to meet with Centennial and Greenwood Consolidated Metropolitan District to further discuss.

Residential Development in Southgate

Neil Marciniak reviewed the proposals for the redevelopment of 9201 East Dry Creek Road (Arrow, 9 acres), 7400 South Alton Court (S&P, 14 acres) and 7409 South Alton Court (CPR, 2 acres). The District explained to the City of Centennial representatives their desire to exclude residential properties from the District. The City asked if they could meet with Pat Mulhern to further understand this request. The Board and staff asked to schedule a meeting to further review plans for the City's Midtown development.

Adjournment

Upon motion duly made and seconded, the meeting was adjourned. The next regular meeting of the Board is scheduled for Tuesday, August 12, 2025 at 8:30 a.m. Mulhern MRE, Inc., 58 Inverness Drive East, Suite 100, Englewood, Colorado. The foregoing constitutes the true and correct minutes of the above-referenced meeting.

Secretary or President of the District

MINUTES OF REGULAR MEETING OF THE BOARD OF DIRECTORS OF

SOUTHGATE AT CENTENNIAL METROPOLITAN DISTRICT

Held: Tuesday, August 12, 2025 at 8:30 a.m. at Mulhern MRE, Inc., 58 Inverness Drive East, Suite 100, Englewood, Arapahoe County, Colorado and via Teams.

Attendance

A regular meeting of the Board of Directors of the Southgate at Centennial Metropolitan District of Arapahoe County, Colorado, was called and held as shown above in accordance with the applicable statutes of the State of Colorado, with the following Directors present and acting:

Nancy Bell
Mark Eberly
Bob Koontz
Pat Mulhern
Don Siecke

Also in attendance were Enika Stasko and Laurie Tatlock of Mulhern MRE, Inc.

Administrative

It is the responsibility of each Director to disclose any potential conflict of interest with the District to the Board prior to each meeting and any such potential conflict must also be filed with the Secretary of State. The board members confirmed that no conflict of interest existed with regard to any items on the meeting agenda. It was noted that a quorum of the Board was present.

The Board reviewed the minutes of the regular meeting held on May 13, 2025 and the special meeting held on August 6, 2025. A motion to approve the minutes for both meetings was presented; it was seconded and, upon vote, was unanimously approved.

Claims/Financials

The Board reviewed the list of claims for the period May 14, 2025 through August 12, 2025. Upon motion duly made, seconded and upon vote, the Board approved payment of checks numbered 4600-4601, and payroll check number 78601, ACH payments to Xcel Energy on 5/27/2025 in the amount of $15.74, to Xcel Energy on 6/25/2025 in the amount of $15.85, to Xcel Energy on 7/22/2025 in the amount of $15.94, and Payments to Payroll Specialists Zero Payroll Fees on 5/30/2025 and for Director Payroll on 6/11/2025.

The Board reviewed and accepted the District's financial statements for the period ending July 31, 2025. Staff advised that they still needed to consult with a CPA regarding the assets shown on the balance sheet. Due to the demands of the audit season, CPA availability was limited.

Project and Information Updates

The Board reviewed the discussions with City of Centennial representatives regarding street striping on South Alton Way and South Alton Court, SPIN Sooter/Bike programs and the possible expansion of service into Southgate and the residential developments proposed at the south end of the District. The Board directed staff to follow up on the striping plan to see about getting bike lanes on South Alton Court, to meet with City staff to help them understand the need for residential exclusions and what would be the next step in exploring the expansion of SPIN into the District.

Director Items

The Board asked staff to find out what Inverness was paying for SPIN contributions.

Adjournment

Upon motion duly made and seconded, the meeting was adjourned. The next regular meeting of the Board is scheduled for Tuesday, November 11, 2025 at 8:30 a.m. Mulhern MRE, Inc.,

58 Inverness Drive East, Suite 100, Englewood, Colorado. The foregoing constitutes the true and correct minutes of the above-referenced meeting.

Donald E Steele

Secretary or President of the District

MINUTES OF SPECIAL MEETING OF THE BOARD OF DIRECTORS OF

SOUTHGATE AT CENTENNIAL METROPOLITAN DISTRICT

Held: Tuesday, September 30, 2025 at 1:00 p.m. at 13133 East Arapahoe Road, Centennial, Colorado.

Attendance

A special meeting of the Board of Directors of the Southgate at Centennial Metropolitan District of Arapahoe County, Colorado, was called and held as shown above in accordance with the applicable statutes of the State of Colorado, with the following Directors present and acting:

Bob Koontz
Pat Mulhern
Don Siecke

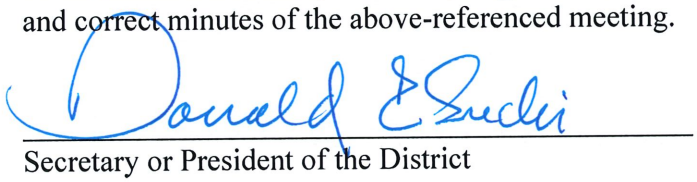
Also in attendance were Laurie Tatlock of Mulhern MRE, Inc; Chris Price, Elisha Thomas, Matt Sturgeon and Neil Marciniak, City of Centennial.

Residential Development in Southgate

Don Siecke explained to the City of Centennial representatives their desire to exclude residential properties from the District and how the City might facilitate this during the development review process.

Adjournment

Upon motion duly made and seconded, the meeting was adjourned. The next regular meeting of the Board is scheduled for Tuesday, November 11, 2025 at 8:30 a.m. Mulhern MRE, Inc., 58 Inverness Drive East, Suite 100, Englewood, Colorado. The foregoing constitutes the true and correct minutes of the above-referenced meeting.



Secretary or President of the District