

MINUTES OF A JOINT SPECIAL MEETING OF THE
BOARDS OF DIRECTORS

OF

RAINDANCE METROPOLITAN DISTRICT NOS. 1-3

Held: Wednesday, May 28, 2025, at 10:00 a.m.

*This meeting was held via teleconference and at 1625 Pelican
Lakes Point, Suite 201, Windsor, Colorado 80550.*

Attendance

The joint special meeting of the Boards of Directors of the Raindance Metropolitan District Nos. 1-3 was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, have confirmed their qualifications to serve, were in attendance:

Martin Lind, President (District Nos. 1-3)
Justin Donahoo, Secretary/Treasurer (District Nos. 1-3)
Austin Lind, Assistant Secretary (District Nos. 1 & 2)
Garrett Scallon, Assistant Secretary (District No. 2)
Barry McGuinness, Assistant Secretary (District No. 2)
Christopher Kiraly, Director (District No. 3)
Cindy Beemer, Assistant Secretary (District No. 3)
Ryan Scallon, Assistant Secretary (District Nos. 1 & 3)

Also present were Zachary P. White, Esq., Darah D. Fuller, Esq. White Bear Ankele Tanaka & Waldron, Attorneys at Law (District Counsel); Gary Kerr, Lara Wynn, Water Valley Companies (District General Manager); Steve Southard, Melissa Ehrlich, Hannah Barker, Advance HOA (District Manager); Andrea Weaver, Advance HOA (District Accountant)

Call to Order/Declaration of
Quorum

Mr. White presented the proposed agenda to the Boards for consideration. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the agenda as presented.

Conflict of Interest
Disclosures

Mr. White advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. White reported that disclosures for those directors that provided White Bear White Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards. Mr. White inquired into whether

members of the Boards had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

Combined Meetings

The Boards of Directors of the Districts have determined to hold joint meetings of the Districts and to prepare joint minutes of action taken by the Districts in such meetings. Unless otherwise noted herein, all official action reflected in these minutes is the action of each of the Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.

Approval of Agenda

Mr. White presented the proposed agenda to the Boards for consideration. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the agenda as presented.

Introduction of New Board Member

Mr. White introduced Director Kiraly to the Boards.

Election of Officers

The Boards engaged in a general discussion regarding the Election of Officers. Following discussion, upon a motion duly made and seconded, the Boards elected Director Martin Lind as President for District Nos. 1-3, Director Justin Donahoo as Secretary/Treasurer, Director Austin Lind as Assistant Secretary for District Nos. 1 & 2, Director Ryan Scallon as Assistant Secretary for District Nos. 1 & 3, Director Barry McGuinness as Assistant Secretary for District No. 2, Director Garrett Scallon for District No. 2, Director Cindy Beemer as Assistant Secretary for District No. 3, and Director Christopher Kiraly as Assistant Secretary for District No. 3.

Public Comment

None.

Consent Agenda

There were no items on the Consent Agenda.

Operations Matters

General District Operations

Discussion re E-Bikes Rules and Enforcement

The Boards engaged in a general discussion regarding E-Bike Rules and Enforcement. No further action was taken.

Consider Approval of Fence Maintenance Map

Mr. White presented a Fence Maintenance Map to the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the map.

Discussion regarding
Community Lead Groups

The Boards engaged in a general discussion regarding Community Lead Groups. No further action was taken.

**Raindance River Resort /
WaterDance Operations**

None.

Water System Operations

Presentation re Water Rates
and Consider Adoption of
2025 Water Rate Fees

Ms. Barker gave a Presentation regarding Water Rates to the Boards, and the 2025 Water Rate Fees. Following discussion, upon a motion duly made and seconded, the Boards unanimously adopted 2025 water rate fees.

Water Quality Discussion

The Board engaged in a general discussion regarding Water Quality. No further action was taken.

Capital Matters

Capital Report

None.

Legal Matters

None.

Financial Matters

Consider Approval of
Payables/Financials

Ms. Weaver presented the Payables and Financials to the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the payables and financials.

Other Business

None.

Adjourn

There being no further business to come before the Boards, and following discussion and upon a motion duly made, seconded, and unanimously carried, the Boards determined to adjourn the meeting.

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


Justin Donahoo (Jan 9, 2026 11:25:28 MST)

District Secretary for the Meeting

The foregoing minutes were approved on the 5th day of November 2025.