

MINUTES OF A JOINT SPECIAL MEETING OF THE
BOARDS OF DIRECTORS

OF

RAINDANCE METROPOLITAN DISTRICT NOS. 1-3

Held: Thursday, March 21, 2024 at 10:30 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)
Alan MacGregor, Assistant Secretary (District No. 3)
Cindy Beemer, Assistant Secretary (District No. 3)
Ryan Scallon, Assistant Secretary (District Nos. 1& 3)

Also present were William P. Ankele, Jr., 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); members of the public.

Call to Order/Declaration of
Quorum

It was noted that a quorum of the Boards was present, and Director Martin Lind called the meeting to order and appointed Legal Counsel to direct the meeting.

Conflict of Interest
Disclosures

Mr. Ankele advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Ankele 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. Ankele 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. Ankele 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.

Public Comment

None.

Consent Agenda

Mr. Ankele reviewed the items on the consent agenda with the Boards. Mr. Ankele advised the Boards that any item may be removed from the consent agenda to the regular agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, adopted, and ratified:

- Minutes from the November 13, 2023, Joint Special Meeting and December 18, 2023, Joint Annual Meeting
- Independent Contractor Agreements

Operations Matters

**General District
Operations**

Consider Adoption of
Resolution Amending and
Restating a Recreation
Amenities Use Policy

Mr. Ankele presented the Resolution Amending and Restating a Recreation Amenities Use Policy to the Boards. Mr. Southard updated the Boards regarding updates to the Recreation Amenities Use Policy. Following discussion, upon a motion duly made and seconded, the Boards unanimously adopted the resolution.

Consider Adoption of 2024
Recreation Fee Schedule

Mr. Ankele presented the 2024 Recreation Fee Schedule to the Boards. Ms. Barker presented the updated fee schedule to consolidate all of the different fees related to recreation into one fee schedule. The Boards discussed unique fee situations. Following discussion, upon a motion duly made and seconded, the Boards unanimously adopted the fee

schedule subject to updates discussed in the meeting.

Raindance River Resort

Consider Approval of 2024 Pool Rules Mr. Southard presented the 2024 Pool Rules to the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the rules.

Water System Operations

Consider Adoption of 2024 Water Rate Fee Schedule Mr. Kerr presented the 2024 Water Rate Fee Schedule to the Boards to add a 3-inch tap fee, add a default rate for different lot sizes in the event a meter is not installed or is malfunctioning, and increasing rates by 4%. Following discussion, upon a motion duly made and seconded, the Boards unanimously adopted the fee schedule.

Capital Matters

Capital Report - Update on Pump House #2 Construction Project Mr. Scallon updated the Boards on the Pump House #2 Construction Project. No action was taken.

Approval of Construction Agreements for Pump Station #2 Construction Project Mr. Ankele presented the Construction Agreements for Pump Station #2 Construction Project to the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the agreements.

Legal Matters

Consider Adoption of Resolution Regarding Acceptance of District Eligible Costs for Maintenance Building Mr. Ankele presented the Resolution regarding Acceptance of District Eligible Costs for Maintenance Building to the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously adopted the resolution.

Other Legal Matters None.

Financial Matters

Review of Payables/Financials There were no Payables or Financials to review.

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.


Martin Lind (Aug 26, 2024 14:14 MDT)

Secretary for the Meeting Districts

The foregoing minutes were approved on the 20th day of June 2024.