

MINUTES OF A JOINT SPECIAL MEETING OF THE
BOARDS OF DIRECTORS

OF

RAINDANCE METROPOLITAN DISTRICT NOS. 1-3

Held: Thursday, June 20, 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 was absent and excused.

Also present were William P. Ankele, Jr., Esq., Zachary P. White, 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, accepted, and ratified:

- Minutes from the March 21, 2024, Joint Special Meeting
- Project Management Agreement with Trollco, Inc. for Pump House #2
- Special Warranty Deed from Raindance Development, LLC
- Independent Contractor Agreements

Operations Matters

General District Operations

Mr. Southard reported fence staining is underway on District owned fences.

Discussion re Sports Practices in Parks

Mr. Southard reported to the Boards regarding requests for use of District owned turf fields for organized sports practices. Mr. White reviewed the current rule from the District adopted Recreation Amenities Use Policy with the boards which does not allow the fields for formal sports practices. Mr. Southard reported noise complaints, lack of restroom facilities and lack of lighting facilities as a reason for the current rule. He also noted that the fields were not designed for sports practices. The Boards discussed the requests and shared

concerns about potential damage to fields. The Boards discussed whether the new school fields could be used for sports practices. Following discussion, the Boards requested a community survey to understand the concerns of the community.

Raindance River Resort

Mr. Southard reported there are three leaks located in the pool. Two have been fixed and one will need to be repaired in the off season. There are 5,000 members. Food service is going well. Lifeguards are doing well and there is less conflict in 2024 than there was in 2023.

Water System Operations

None.

Capital Matters

Capital Report - Update on Pump House #2 Construction Project

Mr. G. Scallon reported Pump House #2 is expected to be completed in the next week and should be ready for start up.

Legal Matters

Consider Adoption of Joint Resolution Adopting a Digital Accessibility Policy

Mr. White presented the Joint Resolution Adopting a Digital Accessibility Policy to the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously adopted the resolution.

Consider Adoption of Resolution Adopting a Policy Regarding Ownership and Maintenance of Meter Pits

Mr. White presented the Resolution Adopting a Policy Regarding Ownership and Maintenance of Meter Pits to the Boards. Following discussion regarding ongoing issues, ownership and maintenance, upon a motion duly made and seconded, the Boards unanimously adopted the resolution as amended to clarify the District owns the meter, but the property owner is responsible for maintenance.

Other Legal Matters

None.

Financial Matters

Review of Payables/Financials

There were no Payables or Financials to review.

Bond Matters

Update on Bond Refinancings (District Nos. 2 & 3)

Mr. Kerr updated the Boards regarding work being undertaken to evaluate whether a refinancing of the outstanding District Nos. 2 & 3 bonds can be accomplished in order to save the community

money. A presentation will be made to the Boards at a future meeting.

Other Business

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 (Aug 2, 2024 12:20 EDT)

Secretary for the Meeting Districts

The foregoing minutes were approved on the 29th day of July, 2024.