

**MINUTES OF A JOINT SPECIAL MEETING OF
THE BOARDS OF DIRECTORS OF THE
RAINDANCE METROPOLITAN DISTRICT NOS. 1-3
HELD WEDNESDAY, MARCH 25, 2026, AT 1:00 P.M.
AT 1625 PELICAN LAKES POINT, SUITE 2021, WINDSOR, CO 80550
AND VIA TELECONFERENCE**

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

Attendance

Raindance Metropolitan District No. 1

Martin Lind, President
Justin Donahoo, Secretary/Treasurer
Austin Lind, Assistant Secretary
Ryan Scallon, Assistant Secretary

Raindance Metropolitan District No. 2

Martin Lind, President
Justin Donahoo, Secretary/Treasurer
Austin Lind, Assistant Secretary
Garrett Scallon, Assistant Secretary
Barry McGuinness, Assistant Secretary

Raindance Metropolitan District No. 3

Martin Lind, President
Justin Donahoo, Secretary/Treasurer
Christopher Kiraly, Director
Ryan Scallon, Assistant Secretary
Cindy Beemer, Assistant Secretary

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, Todd Cristiano, Water Valley Companies (District General Manager); Steve Southard, Melissa Ehrlich, Nancy Ward, Ariel Fuqua, Victoria Filippi, Hannah Lindsey, Advance HOA Management (District Managers and Accountants); and members of the public.

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.

Confirmation of Posting of Meeting Notice

Ms. Lindsey confirmed the meeting notice was posted as required by law.

Call to Order/Declaration of Quorum

It was noted that a quorum of the Boards was present, and Mr. White called the meeting to order.

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 WBA, PC, 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.

Approval of Agenda

The Boards reviewed the proposed agenda. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the agenda as presented.

Public Comments

Members of the public spoke to the Boards to express their concerns about golf-cart and e-bike usage throughout the Districts, particularly by the youth. Thomas Wagner emphasized that the issue was particularly bad around Barnyard Park and that it has put his wife in danger due to health considerations. Another member of the public suggested holding a community meeting at a school to educate kids on the dangers of e-bikes and importance of helmets and noted that ER doctors could attend and talk about issues that they are seeing in the hospital due to accidents with e-bikes. Director Martin Lind was very supportive and emphasized that the Districts were concerned as well and working to address the issues. Director Martin Lind thank the members of the public for attending the meeting and speaking up about their concerns.

Consent Agenda

Mr. White reviewed the items on the consent agenda with the Boards. Mr. White 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, ratified, and adopted:

- Minutes from the January 28, 2026, Joint Special Meeting (District Nos. 1-3)
- Minutes from the February 25, 2026, Special Meeting (District No. 1)
- Independent Contractor Agreements

Operations Matters

General District Operations

Operations Report – None.

Update re Status of Golf Cart Access Discussions with Town of Windsor – Mr. Southard provided an update regarding Golf Cart Access Discussions with the Town of Windsor to the Boards. The Boards directed Mr. Southard to proceed with painting green dotted striping down the center of all paths that carts are allowed on to clarify for residents and police. If additional paths are approved following negotiations with the Town they will also be striped. Director Martin Lind emphasized the importance of golf-cart culture in the community and requested that golf-carts be permitted everywhere where it is safe.

Raindance River Resort / WaterDance Operations

Operations Report – None.

Water System Operations

Water Rates Presentation – Mr. Cristiano provided a Water Rates Presentation to the Boards. Mr. Kerr added that rate calculations include the assumption of a refinance, and requested direction from the Boards on how to proceed with the consultants necessary to move forward. The Boards provided Mr. Kerr with direction.

Consider Adoption of 2026 Water Rate Schedule – Mr. Kerr opened the public hearing on the 2026 Water Rate Schedule. Mr. White noted that the notice of public hearing was provided in accordance with Colorado law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Mr. White presented the 2026 Water Rate Schedule to the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the rates, subject to final legal revisions and review.

Consider Approval of Water System Rules – Ms. Lindsey led the Boards in a discussion regarding the approval of Water System Rules. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the rules.

Capital Matters

Capital Report – None.

Legal Matters

Discussion re Establishment of Non-Potable Water Activities Authority with Poudre Tech Metropolitan District – Mr. White discussed the Establishment of Non-Potable Water Activities Authority with Poudre Tech Metropolitan District with the Boards. Following discussion, upon a motion duly made and seconded, the Boards provided Mr. White with directions to pursue investigating options for formalizing a relationship.

Financial Matters

Consider Approval of Payables/Financials – Ms. Filippi 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, 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 (Oct 26, 2026 15:38:48 MDT)

Secretary for the Meeting

The foregoing minutes were approved on the 23rd day of June 2026.