

MINUTES OF A JOINT REGULAR MEETING OF THE
BOARDS OF DIRECTORS

OF

RAINDANCE METROPOLITAN DISTRICT NOS. 1-3

Held: Thursday, October 17, 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 regular 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 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)

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.

Public Comment

None.

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, adopted, accepted, and ratified:

- Minutes from the August 26, 2024, Joint Special Meeting
- 2025 Joint Annual Administrative Resolution
- Joint Amended and Restated Public Records Request Policy
- Office Space Sub-Lease Agreement with Pelican Lakes, LLC
- Independent Contractor Agreements

Operations Matters

None.

**General District
Operations**

Consider Approval of
Updated Recreation
Amenities Use Policy

Mr. White presented the Updated Recreation Amenities Use Policy to the Boards. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the policy, subject to final legal revisions.

Discussion re Fence
Staining and Open Space
Weed Control

The Boards engaged in a discussion regarding Fence Staining and Open Space Weed Control.

**Raindance River Resort /
WaterDance Operations**

Consider Approval of
Updated Raindance River
Resort Rules

Mr. White presented the Updated Raindance River Resort Rules to the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the updated rules.

Consider Approval of 2025
Recreation Amenities Fee
Schedule

Mr. White presented the 2025 Recreation Amenities Fee Schedule to the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the fee schedule.

Water System Operations

Legal Matters

Consider Adoption of Joint
Resolution Calling May 6,
2025, Election

Mr. White presented the Joint Resolution Calling the May 6, 2025, Election to the Board. Following discussion, upon a motion duly made and seconded, the Boards unanimously adopted the resolution.

Discussion re SB24-233 and
HB24-1001

The Board engaged in a discussion regarding SB24-233 and HB24-1001.

Consider Adoption of
Resolution Certifying
Delinquent Water Fees to
County for Collection

Mr. White presented the Resolution Certifying Delinquent Water Fees to Weld County for Collection. Following discussion, upon a motion duly made and seconded, the Boards unanimously adopted the resolution.

Financial Matters

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 13, 2025 08:43 MST)

Secretary for the Meeting Districts

The foregoing minutes were approved on the 4th day of December 2024.