

MINUTES OF A JOINT SPECIAL MEETING OF THE  
BOARDS OF DIRECTORS

OF

RAINDANCE METROPOLITAN DISTRICT NOS. 1-4

Held: Wednesday, October 19, 2022 at 9:00 a.m.

*This meeting was held via teleconference.*

Attendance

The joint special meeting of the Boards of Directors of Raindance Metropolitan District Nos. 1-4 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. 1-4)  
Justin Donahoo, Secretary/Treasurer (District Nos. 1-4)  
Austin Lind, Assistant Secretary (District Nos. 1, 2 & 4))  
Ryan Scallon, Assistant Secretary (District No. 1 & 3)  
Kris Kazian, Assistant Secretary (District No. 3)  
Nate Kvamme, Assistant Secretary (District No. 2)  
Garrett Scallon, Assistant Secretary (District No. 2)  
Alan MacGregor, Assistant Secretary (District No. 3)

Also present were William P. Ankele, Jr., Esq., and Zachary P. White, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law; Lara Wynn, Gary Kerr, Water Valley Land Company; and Hannah Barker, Steve Southard, Baylie Weiss, Advance HOA Management.

Call to Order/Declaration  
of Quorum

It was noted that a quorum of the Boards was present and the meeting was called 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 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 and ratified:

- July 21, 2022 Joint Meeting Minutes

Manager/Operation Items

Manager's Report

A Manager's Report was not needed.

Raindance River Resort Report

A Report on the Raindance River Resort was not needed.

Update re Pool Heater Installation

Mr. Southard reported that contracts are being prepared to hang and install new pool heaters. Temporary heating is in place until the new heater is installed.

Discussion re Recreation Amenities Sharing with Poudre Tech Metropolitan District. (This is a Discussion Only Item. No Action will be taken on this matter at this meeting.)

Mr. Kerr opened a discussion about sharing recreation amenities between Raindance and Water Valley. The Raindance project was completed by the developer much faster than ever expected, and Raindance is now comparable to Water Valley. In order to not duplicate efforts, and avoid unnecessary costs, the communities are already sharing in management and water resources. Now there is a proposal to share recreation amenities.

Mr. Lind discussed that he often receives questions from both communities about gaining access to recreation amenities in one community or the other. Mr. Lind wants to get input from the communities about sharing amenities.

Mr. Southard reported on attendance and capacity at the Raindance River Resort. For 2022, management projected 6,000 members, but only ended up with 5,500 members. The resort has a 1,100-person capacity. On average, there are 500 users per day and on a busy day there are about 700 users per day.

Mr. Lind raised an additional issue about managing trespassing in the farms and orchards. Shared use may allow for increased regulation of the farm and orchard amenities.

Mr. Kerr discussed costs for the Raindance River Resort. The developer has paid the membership costs for Raindance residents but will not be paying those costs for 2023 and beyond. Residents are going to need to start paying for the operation of the Raindance River Resort.

Mr. Kerr introduced a proposal to allow all Raindance and Water Valley residents to use the Raindance River Resort for a \$50/month fee, and to use the lakes in Water Valley for free. Mr. Kerr also discussed that under the \$50/month fee, users could access the W-Club in Water Valley.

Mr. Kazian expressed a desire to start informing residents and soliciting feedback. He noted that residents are already talking about what the fee for use of the Raindance River Resort will be in 2023 and expressed that he thought the \$50 monthly fee for access to the Raindance River Resort and the W-Club would be a good deal.

Mr. G. Scallon noted that he thought part of public education should include information about what things would look like if the amenities do not become shared, i.e. possibly increased fees.

Mr. McGregor expressed a desire to get thoughts and information from Water Valley residents as well, and to be respectful of their thoughts and opinions.

Mr. Kerr discussed the proposed fee structure may be tiered, to include a general recreation pass that allows access to parks, trails, lakes, farms and orchards, and a paid recreation pass that allows access to the Raindance River Resort and W-Club.

Following discussion, the Board directed management to prepare a 5-question survey to solicit comments from the public.

Legal Matters

None.

Financial Matters

None.

Other Business

Next Regular Meeting – November 17, 2022

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 (Dec 9, 2022 14:40 MST)

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Secretary for the Meeting Districts

The foregoing minutes were approved on the 17<sup>th</sup> day of November, 2022.