

MINUTES OF A JOINT SPECIAL MEETING OF THE BOARD  
OF DIRECTORS

OF

RAINDANCE METROPOLITAN DISTRICT NOS. 1-4

Held: Thursday, March 12, 2020 at 9:00 a.m. at

1625 Pelican Lakes Point, Suite 201  
Windsor, Colorado 80550

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  
Justin Donahoo - absent  
Austin Lind

*All director absences are deemed excused unless otherwise noted in these minutes.*

Also present was William P. Ankele, Jr., Esq., Zachary P. White, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, and Gary Kerr, Lara Wynn, Tom Siegel, and Garrett Scallon, Water Valley Land Company; Taylor Stabb, Advance HOA.

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. 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 Ankele 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.

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.

Approval of Minutes from January 23, 2020 Special meeting The Boards reviewed the minutes from the January 23, 2020 Special meeting. Following a review, upon a motion was duly made and seconded, the Boards unanimously approved the minutes as presented.

Public Comment None.

**Managers/Operations  
Items**

Manager/Operations Report None.

Capital Improvements Report None

Discussion Regarding Status of Construction of RainDance River Resort and Turn Over to the District The Boards engaged in a discussion regarding the status of construction of Raindance River Resort and turn-over to the District. The Boards determined to turn-over a 1.5 acre site and pool parcel. The Boards plan on a Memorial Day opening, which a Certificate of Occupancy expected Mid-May.

Review and Discuss Draft Rules and Regulations for RainDance River Resort The Boards reviewed the Draft Rules and Regulations for RainDance River Resort. Upon discussion, upon a motion duly made and seconded, the Boards approved the draft Rules and Regulations subject to legal review.

Consider Approval of Independent Contractor Agreement with Splash Pool Services, Inc., for Pool Management Services The Boards reviewed the Independent Contractor Agreement with Splash Pool Services, Inc., for Pool Management Services. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved Independent Contractor Agreement with Splash Pool Services, Inc., for Pool Management Services.

Legal Matters                          None.

**Water Matters**

Consider Adoption of Resolution Concerning the Imposition of Various Fees, Rates, Rolls, Penalties and Charges for Water Services and Facilities (No. 1)                          Mr. White presented the Board of District No. 1 with the Resolution Concerning the Imposition of Various Fees, Rates, Rolls, Penalties and Charges for Water Services and Facilities (No. 1). Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously adopted the Resolution Concerning the Imposition of Various Fees, Rates, Rolls, Penalties and Charges for Water Services and Facilities

Consider Adoption of Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges (No. 1)                          Mr. White presented the Board of District No. 1 with the Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges (No. 1). Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously adopted the Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges.

Consider Adoption of Resolution Establishing Water Activity (No. 1)                          Mr. White presented the Board of District No. 1 with the Resolution Establishing Water Activity. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously adopted the Resolution Establishing Water Activity.

Discuss and Consider Approval of Turn-Over of Raindance Pump House to District No. 1                          The Boards engaged in a discussion regarding the turn-over of the Raindance Pump House to District No. 1. The Boards discussed the need to lease the Raindance River Reservoir to the Districts. Upon discussion, the Board directed White Bear Ankele Tanaka & Waldron to prepare the Lease Agreement.

Discussion regarding Non-Potable Water System Rules and Regulations                          The Boards engaged in a discussion regarding non-potable water system rules and regulations. The Boards directed White Bear Ankele Tanaka & Waldron to prepare and Water System Rules and Regulations.

**Financial Matters**

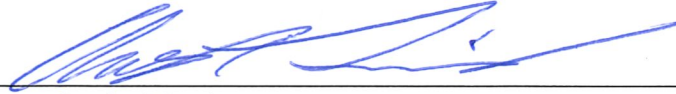
Consider Approval of Financials and Claims                          None.

Other Business                          Next Regular Meeting – July 16, 2020.

Adjourn

There being no further business to come before the Board, and following discussion and upon a motion duly made, seconded and unanimously carried, the Board determined to adjourn the meeting.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.



---

Secretary for the Meeting

The foregoing minutes were approved on the 2<sup>nd</sup> day of July, 2020.