

**RAINDANCE METROPOLITAN DISTRICT NOS. 1-4**

[www.raindancemetrodistrict.org](http://www.raindancemetrodistrict.org)

<b>Raindance MD No. 1</b>	<b>Raindance MD No. 2</b>	<b>Raindance MD No. 3</b>	<b>Raindance MD No. 4</b>
Martin Lind, President May 2023	Martin Lind, President May 2023	Martin Lind, President May 2023	Martin Lind, President May 2023
Justin Donahoo, Secretary/Treasurer May 2025	Justin Donahoo, Secretary/Treasurer May 2025	Justin Donahoo, Secretary/Treasurer May 2025	Justin Donahoo, Secretary/Treasurer May 2025
Austin Lind, Asst. Secretary May 2025	Austin Lind, Asst. Secretary May 2025	Alan MacGregor May 2025	Austin Lind, Asst. Secretary May 2025
Ryan Scallon, Asst. Secretary May 2025	Nate Kvamme May 2023	Kris Kazian May 2023	Vacant May 2025
Vacant May 2023	Garrett Scallon May 2025	Ryan Scallon May 2025	Vacant May 2023

**NOTICE OF MEETING**

via teleconference

Wednesday, October 19, 2022 at 9:00 A.M.

*This meeting will be held via teleconferencing and can be joined through the directions below:*

<https://us06web.zoom.us/j/89791194038?pwd=Y2lrVUUFmRndQSFc4NlZqNUtwSmQrdz09>

Meeting ID: 897 9119 4038; Passcode: 013997; Call-in Number: 1(720)707-2699

**AGENDA**

1. Call to Order
2. Declaration of Quorum/Director Conflict of Interest Disclosures/Affirmation of Qualifications
3. Approval of Agenda
4. Public Comment – Members of the public may express their views to the Boards on matters that affect the Districts. Comments will be limited to three (3) minutes per person.
5. Consent Agenda –The items listed below are a group of items to be acted on with a single motion and vote by the Boards. An item may be removed from the consent agenda to the regular agenda, by any Board member. Items on the consent agenda are then voted on by a single motion, second, and vote by the Boards.
  - a. Approval of July 21, 2022 Joint Meeting Minutes (**enclosure**)
6. Manager/Operations Matters
  - a. Manager’s Report
  - b. Raindance River Resort
    - i. Update re Pool Heater Installation
  - c. 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.)

7. Legal Matters
  - a. Other.
8. Financial Matters
  - a. Other.
9. Other Business
10. Adjourn

MINUTES OF A JOINT SPECIAL MEETING OF THE  
BOARDS OF DIRECTORS

OF

RAINDANCE METROPOLITAN DISTRICT NOS. 1-4

Held: Thursday, July 21, 2022 at 10:30 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; ; Hannah Barker, Steve Southard, Baylie Weiss, Advance HOA Management; and Shannon Fuller, Haynie & Company.

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:

- March 24, 2022 Joint Meeting Minutes
- Temporary Easement Agreement between Eagle Crossing Development, INC., Raindance Metropolitan District No. 1, and Poudre Tech Metropolitan District (Temporary Trail Easement)
- Temporary Easement Agreement between Frye Farms Investments, LLC, Raindance Metropolitan District No. 1, and Poudre Tech Metropolitan District (Temporary Trail Easement)
- Temporary Easement Agreement between Eagle Crossing Development, Inc., Raindance Metropolitan District No. 1, and Poudre Tech Metropolitan District (Bridge Landing and Concrete Trails)
- Lease Agreement between Raindance Aquatic Investments, LLC (Golf Course and Hoedown Hill)
- Independent Contractor Agreement between Pelican Lakes, LLC and Raindance Metropolitan District No. 1 for Golf Course Management and Operations Services
- Ground Lease Agreement between Vertical Bridge Towers, LLC and Raindance Metropolitan District No. 1 (Overflow

Parking)

- Independent Contractor Agreement between Ranger Engineering, LLC and Raindance Metropolitan District No. 1 for Cost Certification Services
- Independent Contractor Agreement between Randy Schwalm and Raindance Metropolitan District No. 1 for Farming Services
- 2021 Audit Exemption (District No. 4)

### Manager/Operation Items

Manager's Report	Mr. Southard reported that all farm tract irrigation has been installed, and they are working on continued pressure issues.
Raindance River Resort Report	Mr. Southard reported that registration at the resort is the highest of any prior year, which was expected, but there have been no capacity issues.
Capital Improvements Update	Director Garrett Scallon reported that parks are being planned for completion, and landscaping in New Liberty is getting ready to be installed.
Other	None.

### Legal Matters

Consider Adoption of Resolution re Acceptance of District Eligible Costs Incurred by Raindance Aquatic Investments, LLC (Golf Course Soft Costs #1)	Mr. White presented the Resolution regarding Acceptance of District Eligible Costs Incurred by Raindance Aquatic Investments, LLC (Golf Course Soft Costs #1) to the Board of District No. 1. Following discussion, upon a motion duly made and seconded, the Boards unanimously adopted the resolution.
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### Financial Matters

Consider Approval of Payables/Financials	None.
2021 Audit Presentation (District Nos. 1-3) and Consider Approval of 2021 Audits (District Nos. 1-3)	Ms. Fuller presented the 2021 Audits to the Boards of District Nos. 1-3, and reported that clean opinions are expected to be issued. Following discussion, upon a motion duly made and seconded, the Boards of District Nos. 1-3 unanimously approved the audits, subject to receipt of clean opinions from Haynie & Company.
Other Business	Next Regular Meeting – October 20 , 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.

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Secretary for the Meeting Districts

The foregoing minutes were approved on the 20<sup>th</sup> day of October, 2022.

## **Raindance Metropolitan District Nos. 1-4**

### **Poudre Tech Metropolitan District/Water Valley Metropolitan District Nos. 1-2**

On October 19, and October 20, 2022, the Boards of Directors of the Raindance Metropolitan District Nos. 1-4, Poudre Tech Metropolitan District, and Water Valley Metropolitan District Nos. 1-2 will discuss the potential of sharing recreation amenities between the Raindance community and the Water Valley community. *This will be a discussion only and no formal action / decision on this matter will be made at this meeting.*

Currently, Raindance residents are able to use Water Valley water amenities (lakes and beaches) for ½ of the costs of the non-resident use fee, and Water Valley residents are able to use Raindance water amenities (Raindance River Resort) for ½ of the cost of the non-resident use fee.

The Boards would like to discuss the merits and pitfalls of a more unified approach to managing the use of, and access to the various amenities within the Water Valley and Raindance communities, and the opportunities of sharing and providing community members access to all amenities. The Boards will also be discussing what constraints should and can be placed on non-resident (people who live outside Raindance and Water Valley) access to these same amenities.