

MINUTES OF A JOINT SPECIAL MEETING OF THE  
BOARDS OF DIRECTORS

OF THE

POUDRE TECH METROPOLITAN DISTRICT AND  
WATER VALLEY METROPOLITAN DISTRICT NOS. 1  
AND 2

Held: the 15th day of March, 2019, at 9:00 a.m. at 1625  
Pelican Lakes Point, Suite 201, Windsor, Colorado, 80550.

Attendance

The meeting referenced above was called and held in  
accordance with the applicable statutes of the State of  
Colorado. The following directors were in attendance:

Martin Lind, President (PTMD/WVMD Nos. 1 & 2)  
Jerry Helgeson, Vice President (PTMD/WVMD Nos. 1 & 2)  
John Jensen, Secretary/Treasurer (PTMD/WVMD No. 2)  
Duane Sullivan, Secretary/Treasurer (WVMD No. 1)  
Marissa Donahoo, Asst. Secretary (PTMD/WVMD Nos. 1  
& 2)  
Justin Donahoo, Asst. Secretary (PTMD/WVMD No. 1)  
David Sislowski, Asst. Secretary (WVMD No. 2)

Also in attendance were:

Gary Kerr and Lara Wynn, Water Valley Land Company;  
William P. Ankele, Jr., Esq., and Zachary P. White, Esq.  
(via speakerphone) White Bear Ankele Tanaka & Waldron;  
and Judy Smeltzer and Hannah Barker, Advance HOA; Jose  
Holguin, Water Valley Land Company.

Call to Order/Declaration of  
Quorum

The meeting was called to order by Director Lind, who  
noted that a quorum of the Boards of Directors (the  
“Boards”) of the Poudre Tech Metropolitan District  
(“PTMD”), Water Valley Metropolitan District No. 1  
(“WVMD No. 1) and Water Valley Metropolitan District  
No. 2 (WVMD No. 2) (collectively, the “Districts”) was  
present.

Combined Meeting

The Districts are meeting in a combined special meeting.  
Unless otherwise noted below, the matters set forth below  
shall be deemed to be the action of the Districts.

Director 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 with 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 noted that a quorum was present and 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 Boards determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

#### Approval of Agenda

The Boards reviewed the Agenda. A motion was made and seconded to approve the agenda as amended. The motion was unanimously approved.

#### Approval of Minutes from November 1, 2018 Special Meeting

The Boards reviewed the minutes from the November 1, 2018, special meeting. Following review and discussion a motion was duly made, seconded and unanimously passed to approve the minutes as amended.

#### Public Comments

None.

#### **Managers Items**

##### Review and Consider Approval of Tree Purchase from Trollco Orchard

The Boards engaged in a general discussion regarding the Tree Purchase from the Trollco Orchard. The Districts purchased 209 trees from the Trollco owned nursery to replace the Ash trees as part of the replanting project. Following discussion upon a motion duly made and seconded the Boards unanimously approved the Tree Purchase. Director Lind abstained from voting.

##### Update re Patrol Services RFP

Ms. Barker presented an update to the Boards regarding a Patrol Services RFP. The Boards engaged in a general discussion regarding Patrol Services. Union Colony has been providing service for 15+ years. The Boards decided to re-bid the contract in the very near future.

##### Update re Meter Replacements

Ms. Barker presented an update to the Boards regarding meter replacements. The Boards engaged in a general discussion and Ms. Barker explained that non-potable water on the North side of the community are not metered. The meters on the South side are old and unreliable and in need of replacement. New cellular meters are planned to be installed throughout the North and South. Mr. Kerr noted

that the replacements were included in the 2019 budgets. Ms. Barker will continue to update the Boards as the project progresses.

Update re Integrated Trail Signage Ms. Barker presented the update on Integrated Trail Signage project. The Boards engaged in a general discussion and Ms. Barker noted that she is working with Norris Design to get regional maps completed. Austin Lind is working with Ms. Barker on the welded posts to hold the signs. The Boards will review designs at the April meeting.

### **Legal Matters**

Consider Approval of Intergovernmental Agreement with for Reimbursement of Construction and Related Expenses for Roadway Improvements in the Town of Windsor with the Town of Windsor Mr. Ankele presented to the Boards a proposed agreement to provide for the construction of a roundabout intersection at New Liberty and 7<sup>th</sup> Street. Director Lind provided background information for the roadway improvements project and on discussions about the roadway improvements project with the Town. Mr. Ankele described the key terms of the agreement, and the respective rights and obligations of the Town of Windsor, the Developer, and PTMD. The Boards engaged in a general discussion regarding the proposed agreement. Following discussion upon a motion duly made and seconded the Board of PTMD unanimously approved the form of agreement, subject to final comments from the Town of Windsor. Director Sislowksi abstained from discussion on this matter.

### **Financial Matters**

Public Hearing on 2018 Budget Amendments Mr. Kerr opened the public hearing on the 2018 Budget Amendments for the Districts. Mr. Ankele noted that notice for the public hearing was made in accordance with the applicable Colorado statutes. No written objections were received prior to the public hearing. After no public comment was made, the public hearing was closed.

Consider Adoption of Resolutions Amending 2018 Budget The Boards reviewed the 2018 budget amendments for consideration. Following a review and a discussion upon motion duly made and seconded the Board unanimously approved the 2018 budget amendments and adopt resolutions.

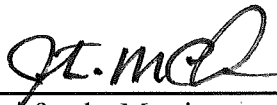
Other Business Director Lind discussed an ongoing study regarding sharing of water amenities between RainDance Metropolitan District and PTMD to be discussed at a future meeting.

Next Meeting to be held on April 18, 2019

Adjourn

There being no further business to come before the Boards, and upon a motion duly made, seconded and unanimously carried, the meeting was adjourned.

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



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Secretary for the Meeting

The foregoing minutes were approved on the 25<sup>th</sup> day of April, 2019.