

MINUTES OF A JOINT SPECIAL MEETING OF THE  
BOARDS OF DIRECTORS

OF

POUDRE TECH METROPOLITAN DISTRICT AND WATER  
VALLEY METROPOLITAN DISTRICT NOS. 1 AND 2  
("Districts")

Held: Thursday, October 20, 2022 at 9:00 a.m. via  
teleconference.

Attendance

The joint regular meeting of the Boards of Directors of the Districts 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 (PTMD/WVMD No. 2)  
Jerry Helgeson, Vice President (PTMD/WVMD Nos. 1 & 2)  
Duane Sullivan, Secretary/Treasurer (WVMD No. 1)  
Justin Donahoo, Asst. Secretary (PTMD/WVMD No. 1 & 2)  
John Jensen, President (WVMD No. 1), Secretary/Treasurer  
(WVMD No. 2)  
James Porth, Jr., Asst. Secretary (WVMD No. 1)  
Marissa Donahoo, Asst. Secretary, (PTMD/WVMD No. 2)

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

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 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. 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.

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.

Joint 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.

Public Comment

Members of the public expressed their views to the Boards on matters that affect the Districts. Comments were limited to three minutes per person.

Mr. Greg Flebbe addressed the Board regarding improved water quality in lakes, and improvements to the recreation amenities policies. He also asked about the status of the water meter installation project; beach maintenance; and the deteriorating Pelican Statue on the Eaton Trail.

Mr. Kerr updated that the statue will be addressed by the developer. Jose indicated that there are only 36 remaining meters to be installed. Maintenance will review the beaches.

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:

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Manager/Operations  
Items

Manager's Report                      None.

Capital Improvements  
Update                                      None.

Discussion re Recreation Amenities Sharing with Raindance Metropolitan      Director Lind introduced the proposal to share recreation amenities with the Raindance Community and discussed the various amenities commonly available to both Water Valley residents and Raindance

District No. 1. (This is a Discussion Only Item. No Action will be taken on this matter at this meeting.)

residents including parks, trails, open space. Mr. Lind indicated that he often receives questions from Raindance residents about using the lakes, and from Water Valley residents about using the Raindance River Resort. He believes there is an opportunity to provide additional benefits to residents from both communities by sharing amenities.

Mr. Kerr discussed the success of the orchards and farms and a desire to better regulate access to those, and discussed amenities between the two communities that complement each other, and that the two communities can come together and not compete. Mr. Kerr discussed the proposal for a common recreational pass between the two communities for access to lakes, trails and the farms, and a paid recreation pass for \$50/month to gain access to the Raindance River Resort and the W-Club. District Management, wants to seek input from the community.

Resident Sharel Cameron expressed a concern about too many people fishing on the lakes if Raindance residents are allowed to use them too.

Mr. Kerr discussed capacity issues and how capacities could be regulated to not put anyone out. He also addressed the costs of fish stocking and lifeguarding programs that could be spread among the communities to achieve efficiencies.

Following discussion, the Board directed Advance HOA to prepare a survey to the community to solicit feedback on the proposal.

### Legal Matters

Consider Approval of Donation Agreement with Frye Farms Investments, LLC

Mr. Lind and Mr. Kerr discussed with the Boards prior plans to develop the property owned by Frye Farms Investments located in Water Valley Metropolitan District No. 2. The owner has determined to donate the property to the District for open space/recreation purposes. The property will not be developed. Following discussion, upon a motion duly made and seconded, the Board of PTMD approved the Donation Agreement.

Consider Adoption of Resolution Amending Recreation Amenities Use Policy re Residential Docks

Mr. Lind discussed that the original planning for the Harbors neighborhood included the ability to install private docks, and recommended an update to the Amenities Use Policy to allow docks at designated locations in the Harbors neighborhood on Rockbridge Lake. Following discussion, upon a motion duly made and seconded, the Board of PTMD approved the Resolution Amending Recreation Amenities Use Policy.

### Financial Matters

Consider Approval of  
Payables/Financials

None.

Other Business

Next Meeting – November 15, 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.

*John Jensen*

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Secretary for the Meeting

The foregoing minutes were approved on the 15<sup>th</sup> day of November, 2022.