

MINUTES OF A JOINT SPECIAL MEETING OF THE
BOARDS OF DIRECTORS

OF

RAINDANCE METROPOLITAN DISTRICT NOS. 1-4

Held: Thursday, February 25, 2021 at 9:00 a.m.

Due to the Executive Order issued by Governor Polis on April 26, 2020, requiring all residents of the State of Colorado to stay-at-home to minimize the spread and impact of COVID-19, and the Updated Public Health Order 20-28 implementing the Executive Order, issued by the Colorado Department of Public Health & Environment (CDPHE) on April 26, 2020, the 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. 1-4)
Ryan Scallon, Assistant Secretary (District No. 1 & 3)
Kris Kazian, Assistant Secretary (District No. 3)

Director Ryan Bach was absent and excused.

Also present were William P. Ankele, Jr., Esq., and Zachary P. White, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law; Lara Wynn, Gaudencio Holguin, and Gary Kerr, Water Valley Land Company; Hannah Barker, 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. 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 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. 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.

Consider Approval of Minutes from November 11, 2020 Joint Special Meeting

Deferred to next meeting

Public Comment

Members of the public discussed matters of interest to the community:

- Laci Wells (HOA Delegate) spoke to the Boards regarding time of regular and special meetings and asked the Boards to consider evening meetings when more members of the public can attend.
- Aaron Smith (HOA Delegate) spoke to the Boards regarding how and when meeting notices are posted and requested direct notice to residents of meetings via email.
- Resident – spoke about wanting more notice of meetings.
- Resident – requested lighting to be installed at the mailbox kiosks.

Manager’s Report

None.

Legal Matters

Consider Adoption of Joint Resolution Designating 24-Hour Posting Locations

Mr. Ankele presented the Resolution Designating 24-Hour Posting Locations to the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously adopted the resolution.

Water Matters

District Manager’s Presentation Regarding Water Rates

Mr. Kerr Presented to the Boards Regarding proposed water rate increases. Mr. Kerr and the Boards took comments from the public and responded as necessary. Members of the public expressed concern about increasing water rates during a global pandemic, and expressed concerns about the amount of the proposed rate increase. Residents proposed alternative rate increases over time. Following discussion, it was determined that Mr. Kerr would undertake further

work and research, and make a subsequent proposal to the Boards regarding water rate increases.

Consider Adoption of Amended and Restated Resolution Concerning the Imposition of Various Fees, Rates, Penalties and Charges for Water Service and Facilities (District No.1)

Deferred.

Mr. White noted that Colorado law requires 30 days' notice prior to adoption of water rates. Additional notice will be required prior to reconsidering proposed water rates.

Financial Matters

There were no Financial Matters to discuss.

Other Business

Next Meeting – April 15 , 2021

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.

DocuSigned by:
Justin Donahoo

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Secretary for the Meeting Districts

The foregoing minutes were approved on the 15th day of April, 2021.