

**MINUTES OF A JOINT SPECIAL MEETING OF
THE BOARDS OF DIRECTORS OF THE
POUDRE TECH METROPOLITAN DISTRICT
AND
WATER VALLEY METROPOLITAN DISTRICT NOS. 1 & 2
HELD WEDNESDAY, JANUARY 28, 2026 AT 10:00 A.M.
AT 1625 PELICAN LAKES POINT, SUITE 201, WINDSOR, CO 80550
AND VIA TELECONFERENCE**

The joint special meeting of the Boards of Directors of the Poudre Tech Metropolitan District and Water Valley Metropolitan District Nos. 1 & 2 was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, having confirmed their qualifications to serve, were in attendance:

Attendance

Poudre Tech Metropolitan District

Martin Lind, President
Jerry Helgeson, Vice President
Marissa Donahoo, Assistant Secretary
Justin Donahoo, Assistant Secretary

Water Valley Metropolitan District No. 1

Marissa Donahoo, Vice President
Austin Lind, Secretary/Treasurer
Krystal Lind, Assistant Secretary

Water Valley Metropolitan District No. 2

Martin Lind, President
Jerry Helgeson, Vice President
Marissa Donahoo, Assistant Secretary
Justin Donahoo, Assistant Secretary

Director John Jensen, Poudre Tech Metropolitan District and Water Valley Metropolitan District Nos. 1 & 2, was absent. All absences are deemed excused unless otherwise noted in these minutes.

Also present were Zachary P. White, Esq., Darah D. Fuller, Esq., WBA, P.C. (General Counsel); Gary Kerr, Lara Wynn, Water Valley Companies (District General Manager); Steve Southard, Melissa Ehrlich, Baylie Weis, Mitch Riefschnieder, Hannah Lindsey, Advance HOA (District Manager); Ariel Fuqua, Advance HOA Management, District Accountants, and members of the public.

Call to Order/Declaration of Quorum

It was noted that a quorum of the Boards was present, and Mr. White called the meeting 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 WBA, PC, 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.

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.

Confirmation of Posting of Meeting Notice

Mr. White confirmed the meeting notice was posted as required by law.

Approval of Agenda

The Boards reviewed the proposed agenda. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the agenda as presented.

Public Comments

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, ratified, and adopted:

- Approval of November 6, 2025, Joint Special Meeting Minutes

- Approval of December 9, 2025, Joint Annual Meeting Minutes
- Ratify/Approve Independent Contractor Agreements
- Joint Resolution Designating Meeting Posting Location

Legal Matters

None.

Operations Matters

General District Operations

Consider Approval of Updates to Recreations Amenities Use Policy – Mr. Southard presented a draft version of the Updates to Recreations Amenities Use Policy to the Boards. He noted that the District is still in discussions with the Town of Windsor to establish the golf cart accessible trail map. He noted that e-bikes continue to be an ongoing issue on the trail. A resident asked a question regarding the speed limit on New Liberty Road. The Board replied that the speed is the same at 40 mph. Ms. Lindsey noted that they make updates each year as needed. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the policy, subject to final legal review.

Consider Approval of Recreation Amenities Fee Schedule – Mr. White presented the Recreation Amenities Fee Schedule to the Boards. Mr. Southard the changes for 2026. All fees are inflationary except for the senior individual membership, which an increase has not been recommended the Raindance only membership, but recommending that the discount be eliminated. Further discussion tabled for the Raindance Metropolitan District Nos. 1-3 January 28, 2026, Joint Special meeting. Mr. Southard noted that problems arise when too many people show up to the pool because of the guest discount, and eliminating discount could reduce the number of people and benefit revenue. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the fee schedule.

W-Club / WaterDance Operations

Operations Report – Mr. Southard updated the Boards that membership is still very strong, above 5,000, Director Martin Lind asked if they had looked into red light therapy as a benefit for members and incentive for new membership. No action was taken.

Water System Operations

Update re Water Rate and Capital Replacement Study – Mr. Southard and update regarding Water Rates and Capital Replacement Study. Mr. Southard discussed the need to identify life expectancy of existing water infrastructure to enable the district to budget appropriately for future replacement costs.

Capital Matters

Capital Report – None.

Financial Matters

Consider Approval of Payables/Financials – Ms. Fuqua presented the Payables and Financials to the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the payables and financials.

Other Business

Mr. Kerr inquired if a water rate hearing as been scheduled and suggested to preemptively schedule the water rate meeting for the second week in March, as it will need to be finalized before irrigation begins in April.

Adjourn

There being no further business to come before the Boards, 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.

Secretary for the Meeting

The foregoing minutes were approved on the 25th day of March 2026.