

**POUDRE TECH METROPOLITAN DISTRICT  
WATER VALLEY METROPOLITAN DISTRICT NOS. 1 & 2**

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

**PTMD**

Martin Lind, President  
May 2029  
Jerry Helgeson, Vice President  
May 2027  
John Jensen, Secretary/Treasurer  
May 2029  
Marissa Donahoo, Asst. Secretary  
May 2029  
Justin Donahoo, Asst. Secretary  
May 2027

**WVMD NO. 1**

John Jensen, President  
May 2029  
Marissa Donahoo, Vice President  
May 2029  
Austin Lind, Secretary/Treasurer  
May 2027  
Krystal Lind, Assistant Secretary  
May 2027  
Vacant  
May 2029

**WVMD NO. 2**

Martin Lind, President  
May 2029  
Jerry Helgeson, Vice President  
May 2027  
John Jensen, Secretary/Treasurer  
May 2029  
Marissa Donahoo, Asst. Secretary  
May 2029  
Justin Donahoo, Asst. Secretary  
May 2027

**NOTICE OF MEETING**

Tuesday, June 23, 2026, at 2:00 p.m.  
1625 Pelican Lakes Point, Suite 201, Windsor, Colorado 80550

*This meeting may also be attended via teleconferencing through the directions below:*  
<https://us06web.zoom.us/j/82876007365?pwd=WEVSYU56Nlk0S0ZzN2cxa0lXbHB0Zz09>  
Meeting ID: 828 7600 7365; Passcode: 513443; or by calling 720-707-2699

**JOINT MEETING AGENDA**

1. Call to Order
2. Declaration of Quorum/Director Conflict of Interest Disclosures
3. Approval of Agenda
4. Public Comment – Members of the public may express their views to the Boards on matters that affect the Districts that are not otherwise on the agenda. 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 Boards member. Items on the consent agenda are then voted on by a single motion, second, and vote by the Boards.
  - a. Approval of March 25, 2025, Joint Special Meeting Minutes (**enclosure**)
  - b. Ratify/Approve Independent Contractor Agreements
6. Operations Matters
  - a. General District Operations
    - i. Operations Report (*if any*)
    - ii. Update re Status of Golf Cart Access Discussions with Town of Windsor (**enclosure**)

- iii. Consider Adoption of Joint Resolution with Raindance Metropolitan District No. 1 Concerning Enforcement of Rules and Regulations Related to E-Bikes, Golfcarts, and LSEV's (**enclosure**)
    - iv. Consider Approval of Fence Maintenance Map (**enclosure**)
  - b. W-Club / WaterDance Operations
    - i. Operations Report (*if any*)
  - c. Water System Operations
    - i. System Operations Report (*if any*)
    - ii. Discussion re Request for Extraterritorial Non-Potable Water Service
- 7. Capital Matters
  - a. Capital Report (*if any*)
- 8. Legal Matters
  - a. Discussion re Establishment of Non-Potable Water Activities Authority with Raindance Metropolitan District No. 1 (**enclosure**)
- 9. Financial Matters
  - a. Consider Approval of Payables/Financials (*to be distributed, if any*)
- 10. Other Business
- 11. Adjourn

**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, MARCH 25, 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

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, Hannah Lindsey, Advance HOA (District Managers); Victoria Filippi, Nancy Ward, Ariel Fuqua, Advance HOA Management (District Accountants); Todd Cristiano; and members of the public.

**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**

Ms. Lindsey confirmed the meeting notice was posted as required by law.

## **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.

## **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**

Mr. Wilson of the Water Valley Homeowners Association Board noted he was present to listen and report back meeting details to the Homeowners Association.

Mr. DeHart asked a question regarding how the large user amenity fee is determined. Mr. Kerr explained that pricing is negotiated according to industry standards, and noted the fee covers water enterprise costs. Mr. Kerr also noted there is a discount based on the reduced administrative costs of these types of users, no household billing for example.

## **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:

- January 28, 2026, Joint Special Meeting Minutes
- Independent Contractor Agreements

## Operations Matters

### General District Operations

Operations Report – None.

Update regarding Status of Golf Cart Access Discussions with Town of Windsor – Mr. Southard provided an update regarding Golf Cart Access Discussions with the Town of Windsor to the Boards. The Boards directed Mr. Southard to proceed with painting green dotted striping down the center of all paths that carts are allowed on to clarify for residents and police. If additional paths are approved following negotiations with the Town they will also be striped. Director Martin Lind emphasized the importance of golf-cart culture in the community and requested that golf-carts be permitted everywhere where it is safe.

### W-Club / WaterDance Operations

Operations Report – Mr. Southard updated the Boards on W-Club and WaterDance Operations.

### Water System Operations

Water Rates Presentation – Mr. Cristiano provided a Water Rates Presentation to the Boards. Mr. Kerr added that rate calculations include the assumption of a refinance, and requested direction from the Boards on how to proceed with the consultants necessary to move forward. The Boards provided Mr. Kerr with direction.

Consider Adoption of 2026 Water Rate Schedule – Mr. Kerr opened the public hearing on the 2026 Water Rate Schedule. Mr. White noted that the notice of public hearing was provided in accordance with Colorado law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Mr. White presented the 2026 Water Rate Schedule to the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the rates, subject to final legal revisions and review.

Consider Approval of Water System Rules – Ms. Lindsey led the Boards in a discussion regarding the approval of Water System Rules. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the rules.

## **Capital Matters**

Capital Report – None.

Discussion re Ridge Berm Maintenance – Mr. Southard discussed the Ridge Berm Maintenance with the Boards.

## **Legal Matters**

Discussion re Establishment of Non-potable Water Activities Authority with Raindance Metropolitan District No. 1 - Mr. White discussed the Establishment of Non-Potable Water Activities Authority with Raindance Metropolitan District No. 1 with the Boards. Following discussion, upon a motion duly made and seconded, the Boards provided Mr. White with directions to pursue investigating options for formalizing a relationship.

## **Financial Matters**

Consider Approval of Payables/Financials – Ms. Filippi 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**

## **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.

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Secretary for the Meeting

The foregoing minutes were approved on the 23<sup>rd</sup> day of June 2026.

TOWN OF WINDSOR

RESOLUTION NO. 2026 - 29

A RESOLUTION AMENDING, APPROVING AND CONSOLIDATING PERMITS PURSUANT TO CHAPTER 8, ARTICLE VI OF THE WINDSOR MUNICIPAL CODE FOR THE PURPOSE OF ALLOWING THE USE OF GOLF CARS ON PUBLIC ROADWAYS, CERTAIN TRAILS AND LIMITED SIDEWALKS WITHIN THE NEIGHBORHOODS KNOWN AS WATER VALLEY NORTH, WATER VALLEY SOUTH, PELICAN HILLS, PELICAN FARMS AND RAINDANCE

WHEREAS, the Town of Windsor (“Town”) is a Colorado home rule municipality with all powers and authority vested by Colorado law; and

WHEREAS, Chapter 8, Article VI of the Windsor Municipal Code (“Code”), addresses the operation of golf cars on public roadways (“Golf Car Code”); and

WHEREAS, the Golf Car Code contains various requirements for Town Board review and approval of neighborhood requests for permission to operate golf cars on public roadways; and

WHEREAS, except as approved by the Town Board, the Golf Car Code makes it clear that operation of golf cars on public streets is prohibited and, through Ordinance No. 2025-1728, made low-speed electric vehicles (“LSEVs”) able to access and use permitted golf car paths; and

WHEREAS, permission for the operation of golf cars on public roadways has already been provided for areas within the Poudre Tech Metropolitan District, Water Valley Master Association, Water Valley North, Water Valley South, Pelican Hills (Hilltop Estates), South Hill (Frye Farm and Pelican Farms) and RainDance communities (“Communities”) pursuant to Resolution No. 2018-08 and Resolution 2020-35 (“Prior Resolutions”); and

WHEREAS, Poudre Tech Metropolitan District, Water Valley Metropolitan District Nos. 1 & 2, RainDance Metropolitan District Nos. 1-3 and National Resort Metropolitan District (“Districts”), are owners of parks, trails and open space within the Communities and have submitted a written request to the Town Board, seeking permission for the operation of golf cars and LSEVs on additional public roadways, certain trails and limited sidewalks within a defined area in order to address certain connectivity concerns of residents, as shown in the amended “Golf Car Path Map”, attached hereto as Exhibit A, and incorporated herein by reference; and

WHEREAS, the Town and Districts believe that it is in the best interests of the Town and Districts to adopt this Resolution to supersede and replace the Prior Resolutions; and

WHEREAS, the Town’s Police Department has undertaken the necessary administrative reviews, and has made its recommendations to the Town Board in this regard; and

WHEREAS, the Town Board has undertaken the necessary legislative review and has concluded that, subject to the limitations, conditions and restrictions set forth herein, the requested permit should be issued pursuant to the Golf Car Code; and

WHEREAS, this Resolution is intended to promote public health, safety and welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF WINDSOR, COLORADO, AS FOLLOWS:

Section 1. The foregoing recitals are incorporated herein as if fully set forth.

Section 2. Pursuant to Chapter 8, Article VI of the Code, the operation of golf cars and LSEVs shall be lawful upon public roadways, certain trails and limited sidewalks within the geographical area depicted upon the attached Exhibit A (“Permit Area”).

Section 3. The following conditions apply to the operation of golf cars and LSEVs within the Permit Area:

- a. Anyone who operates a golf car shall comply with Chapter 8, Article VI of the Code and anyone who operates an LSEV shall comply with Chapter 8, Article VIII of the Code.
- b. Operators of golf cars and LSEVs shall be at least sixteen (16) years of age and possess a valid driver’s license.
- c. No golf car or LSEV shall be operated upon any sidewalk, pedestrian trail or recreational facility within the Town, unless such facility is posted as a designated golf car path. Golf cars and LSEVs are prohibited on the Poudre Trail and Town regional trails. LSEV operations on golf car paths must comply with the provisions of the Golf Car Code and with this permit.
- d. Golf cars and LSEVs shall not be operated upon any roadway with a posted speed limit greater than thirty-five (35) MPH, nor on any portion of the public roadways depicted on the Golf Car Path Map as “no golf cars allowed”, including but not limited to Colorado State Highway 392, Colorado State Highway 257, 7<sup>th</sup> Street, Colorado Boulevard or Crossroads Boulevard. No golf cars shall be operated on any portion of New Liberty Road. Golf cars shall only cross such roadways where golf car crossings are posted as set forth in Section 4 below. Specifically, the 7<sup>th</sup> Street Bridge is designated as the approved crossing for 7<sup>th</sup> Street.
- e. Operators must obey all traffic and parking regulations applicable to motor vehicles.
- f. No golf car shall be operated between sunset and sunrise, or at any other time when persons and vehicles are not clearly discernible at one thousand feet (1,000’) due to insufficient light or atmospheric conditions, unless the golf car is equipped and illuminated with headlamps, taillamps, stop lamps and turn signals as required under Title 42, Article 4, Part 2, Colorado Revised Statutes.

- g. Golf cars and LSEVs shall be operated as close to the right side of the roadway as practicable, exercising due care when approaching, overtaking or passing a standing vehicle, a vehicle proceeding in the same direction or any pedestrian or bicyclist.


Section 4. In addition to the foregoing operation-specific conditions, the permissions granted under this Resolution are expressly conditioned upon the posting of signage within the Permit Area, the cost of which shall be borne solely by the Districts. All signage shall comply with the following requirements:

- a. At each roadway intersection through which vehicular traffic may exit the Permit Area, a sign having a reflective surface area of at least twenty-four by twenty-four inches (24" X 24") shall face the exiting traffic lane, shall contain the universal symbol prohibiting golf cars and shall either contain the phrase, "NO GOLF CARS BEYOND THIS POINT", either on the same sign or elsewhere on the same post.
  - i. Within fifty feet (50') of each roadway intersection, a reflective sign of at least twenty-four by twenty-four inches (24" X 24") shall face approaching traffic, and shall contain a depiction of a golf car together with the phrase, "GOLF CARS ON ROADWAY", or shall separately contain such phrase elsewhere upon the same signpost.
- b. At every crossing of any state highway or roadway posted above thirty-five (35) MPH, a reflective sign of at least twenty-four by twenty-four inches (24" X 24") shall face approaching traffic and shall contain a depiction of a golf car together with the phrase, "GOLF CARS CROSSING", either on the same sign or elsewhere on the same post.
- c. In addition to the above requirements, the Districts shall deliver a complete copy of this Resolution to residents within the Districts by United States Mail, first-class postage prepaid, or by e-mail.

Section 5. The golf car privileges granted herein are revocable if, in the sole discretion of the Town Board, the safety of the public cannot be assured.

Upon motion duly made, seconded and carried, the foregoing Resolution was adopted this 18 day of May, 2026.

TOWN OF WINDSOR, COLORADO

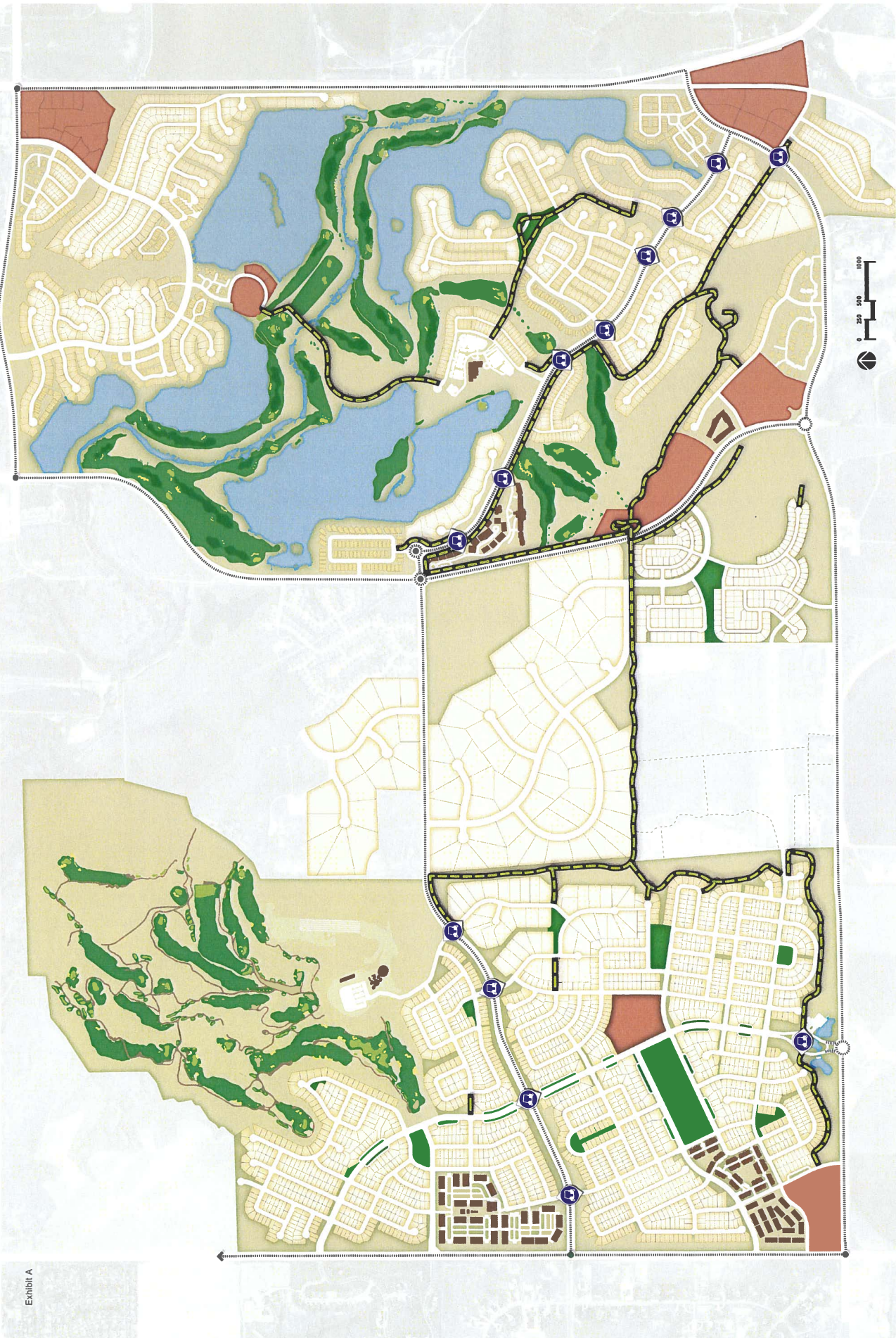
  
Julie Cline, Mayor

ATTEST:

  
Karen Frawley, Town Clerk



EXHIBIT A  
Golf Car Path Map



**THE COMBINED TRAIL MAP**  
for the Communities of  
**RAINDANCE & WATER VALLEY**

**RAINDANCE**  
COMMUNITY

**WATER VALLEY**  
COMMUNITY

- GOLF CART & LOW SPEED ELECTRIC VEHICLE TRAIL
- NO GOLF CARTS ALLOWED
- GOLF CART CROSSING
- ALL ROADWAYS GOLF CART ACCESSIBLE UNLESS OTHERWISE NOTED

**JOINT RESOLUTION  
OF THE BOARDS OF DIRECTORS OF  
POUDRE TECH METROPOLITAN DISTRICT AND  
RAINDANCE METROPOLITAN DISTRICT NO. 1**

**CONCERNING ENFORCEMENT OF RULES AND REGULATIONS  
(RELATED TO E-BIKES, GOLFCARTS and LSEVs)**

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WHEREAS, the Boards of Directors (each, a “Board” and collectively, the “Boards”) of the Poudre Tech Metropolitan District and Raindance Metropolitan District No. 1 (each, a “District” and collectively, the “Districts”), quasi-municipal corporations and political subdivisions of the State of Colorado; and

WHEREAS, pursuant to § 32-1-1001(1)(m), C.R.S., the Boards of the Districts are authorized to adopt, amend, and enforce bylaws and rules and regulations not in conflict with the constitution and laws of the State of Colorado for carrying on the business, objects, and affairs of the Boards and the Districts; and

WHEREAS, pursuant to § 32-1-1001(n), C.R.S., the Boards are authorized to have and exercise all rights and powers necessary or incidental to or implied from the specific powers granted to the Districts by Article 1, Title 32, C.R.S.; and

WHEREAS, pursuant to § 32-1-1001(1)(j), C.R.S., the Districts are authorized to fix and impose fees, rates, tolls, charges and penalties for services or facilities provided by the Districts; and

WHEREAS, the Districts own, operate, and maintain various parks, trails, orchards, and open space throughout the communities commonly known as Water Valley and Raindance, which communities are interconnected through such trails and open space for the benefit of the residents of Water Valley and Raindance, and the public at large; and

WHEREAS, the Districts have each previously determined that it is in the best interest of the Districts and their residents and property owners of the Districts to adopt identical rules and regulations in order to preserve and protect public property and facilities owned and/or operated by the Districts, and prohibit activities that interfere with the use and enjoyment of such property and facilities (respectively, the “Amenities Use Policies”); and

WHEREAS, the Districts amended their Amenities Use Policies in January 2026 to specifically address the operation of electric bicycles ("e-bikes"), golf carts, and low-speed electric vehicles ("LSEVs") within District property, establishing clear standards of conduct and expressly identifying “Violations and Disciplinary Measures” as defined in the Amenities Use Policies, including the authority to assess fines against individuals who fail to comply with such rules (the “Electric Vehicle Rules”); and

WHEREAS, notwithstanding the adoption of the Electric Vehicle Rules and the Districts' good-faith efforts to communicate expectations to residents and users of District property, the

Districts have experienced ongoing and significant difficulties in achieving effective enforcement of such the Electric Vehicle Rules; and

WHEREAS, the Districts have contracted with a third-party security patrol service to assist with monitoring and enforcement activities, and such security personnel have documented a high volume of violations involving e-bikes, golf carts, and LSEVs; however, the third-party patrol service lacks sufficient legal authority to effectively issue fines or otherwise compel compliance, limiting the practical deterrent effect of the Districts' existing enforcement framework; and

WHEREAS, the Districts have identified serious and ongoing safety concerns arising from the widespread misuse of e-bikes and other vehicles on District property, including: (i) safety and security risks to residents and the broader community associated with unauthorized and unsupervised vehicle operation; and (ii) significant dangers posed to minor children and other community members by operators of e-bikes traveling at excessive speeds without helmets, lights, or other required safety equipment; and

WHEREAS, in light of these persistent enforcement challenges and safety concerns, the Boards of Directors of the Districts (collectively, the “Boards”) have determined that it is necessary and appropriate to make available enhanced enforcement methods to ensure that the Districts' rules and regulations can be meaningfully enforced and that the health, safety, and welfare of residents, property owners, and visitors can be adequately protected; and

WHEREAS, pursuant to § 18-9-117(1), C.R.S., in addition to any authority granted by any other law, the Districts may adopt such orders, rules, or regulations as are reasonably necessary for the administration, protection, and maintenance of public property under their control, management or supervision, regarding, *inter alia*, the following matters: (i) the preservation of property, grounds and structures; (ii) restriction or limitation of the use of such public property as to time, manner, or permitted activities; (iii) prohibition of activities or conduct on public property which may be reasonably expected to substantially interfere with the use and enjoyment of such places by others or which may constitute a general nuisance; (iv) necessary sanitation, health, and safety measures; (v) camping, picnicking, assemblages, and other individual or group usages including the time, place, and manner in which such activities may be permitted; (vi) use of all vehicles as to place, time, and manner of use; and (vii) control and limitation on fires; and

WHEREAS, pursuant to § 18-9-117(2), C.R.S., such limitations or prohibitions must be prominently posted at all public entrances to such property or such notice must be given by an officer or agency, including any agent thereof, or by any law enforcement officer having jurisdiction or authority to enforce the limitations, restrictions, or prohibitions; and

WHEREAS, pursuant to C.R.S. § 42-1-111(1)(bb) and the Town of Windsor Resolution 2026-09, the operation of private golf carts on certain designated public streets within the boundaries of the Town of Windsor is authorized subject to compliance with applicable state laws and local ordinances; and

WHEREAS, the Boards have determined that it is in the best interest of the Districts and the residents and property owners of the Districts to adopt additional rules and regulations regarding the enforcement of the Electric Vehicle Rules upon District property and within the

communities served by the Districts in order to provide for the preservation of the health, safety, and welfare of residents, property owners, and the public.

NOW, THEREFORE, be it resolved by the Boards of Directors of Poudre Tech Metropolitan District and Raindance Metropolitan District No. 1 as follows:

1. Adoption of Enforcement Policy. The enforcement policy attached hereto as **Exhibit A** and incorporated herein by this reference (the “**Enforcement Policy**”) are hereby adopted pursuant to § 32-1-1001(1)(m) and § 18-9-117, C.R.S.

2. Amendment. The Districts expressly reserve the right to amend, revise, redact, and/or repeal the Rules and Regulations adopted hereby in whole or in part, from time to time in order to further the purpose of carrying on the business, objects, and affairs of the Districts. The foregoing shall specifically include, but not be limited to, the right to adopt new rules and regulations and/or policies and procedures as may be necessary, in the Boards’ discretion.

3. Effective Date. The provisions of this resolution shall take effect as of the date of this resolution.

4. Severability. If any term or provision of this resolution or if any rule or regulation is found to be invalid or unenforceable by a court of competent jurisdiction or by operation of any applicable law, such invalid or unenforceable term or provision shall not affect the validity of the remainder of the resolution or rules and regulations, as a whole, but shall be severed, leaving the remaining terms or provisions in full force and effect. In addition, in lieu of such void or unenforceable provision, there shall automatically be added a provision similar in terms to such illegal, invalid or unenforceable provision so that the resulting reformed provision is legal, valid and enforceable.

5. Penalties. Violators of any of the Rules and Regulations shall be subject to the disciplinary measures and civil penalties set forth in the Rules and Regulations, as well as any and all other remedies available to the Districts, as follows:

a. Criminal Remedies. Pursuant to § 18-9-117(3)(a) and (b), C.R.S., any violation of the Rules and Regulations is unlawful and violators shall be subject to criminal penalties enforceable by authorized law enforcement officers, including the Windsor Police Department.

b. Civil Penalties. A violation of any of the Rules and Regulations is subject to any and all civil remedies available to the Districts under Title 32, C.R.S. or other applicable laws, including the progressive disciplinary measures and fines set forth in **Exhibit A**, and actual costs and attorneys’ fees incurred by the Districts. The Districts may collect such penalties, charges, costs and fees by any means authorized by law.

*[Signature page follows.]*

ADOPTED AND RESOLVED THIS 26<sup>TH</sup> DAY OF JUNE, 2026.

**DISTRICT:**

**Poudre Tech Metropolitan District**, a quasi-municipal corporation and political subdivision of the State of Colorado

By: \_\_\_\_\_  
Officer of the District

Attest:

By: \_\_\_\_\_

**DISTRICTS:**

**Raindance Metropolitan District No. 1**, quasi-municipal corporations and political subdivisions of the State of Colorado

By: \_\_\_\_\_  
Officer of the Districts

**Attest:**

By: \_\_\_\_\_  
Secretary of the Districts

Attest:

By: \_\_\_\_\_

*Signature page to Resolution Adopting Rules and Regulations.*

## **EXHIBIT A**

### **Enforcement Policy**

#### Policy and Scope:

The Board of Directors of the Poudre Tech Metropolitan District and Raindance Metropolitan District No. 1 (each a “Board”), each individually and with respect to each individual district (each, the “District”), find and determine that the operation of E-Bikes, private golf carts, and low-speed electric vehicles (“LSEVs”) on District property and within the communities served by the District must be regulated in order to protect the health, welfare and safety of residents and guests of the District, to preserve District property, and to ensure the peaceful use and enjoyment of recreation amenities, trails, and common areas. The provisions of these Rules and Regulations shall be applicable throughout the District.

#### **Electric Bicycles (E-Bikes)**

##### Definitions

***Electric Bicycle (E-Bike)*** means a bicycle equipped with fully operable pedals and an electric motor not exceeding 750 watts or 1 horsepower, classified as follows:

1. *Class 1*: provides assistance only when the rider is pedaling and ceases to assist at 20 mph.
2. *Class 2*: provides assistance regardless of whether the rider is pedaling but ceases to provide assistance when the bicycle reaches a speed of 20 miles per hour.
3. *Class 3*: provides assistance only when the rider is pedaling and ceases to provide assistance when the bicycle reaches a speed of 28 miles per hour.
4. *Class 4 / High-Powered Electric Bike*: exceeds the 750-watt or 1-horsepower motor limit and/or has no speed limit. Bikes within this class are not legally recognized as E-Bikes within the Colorado legal system and are governed by the same laws that apply to motorcycles.

##### Permitted Use

1. **Class 1 and Class 2 E-Bikes**: Permitted on all roadways, bike lanes, and multi-use paths where traditional bicycles are allowed, unless otherwise posted.
2. **Class 3 E-Bikes**: Permitted only on roadways and bike lanes adjacent to roadways. Operation on multi-use paths or pedestrian trails is strictly prohibited.
3. **Class 4 / High-Powered Electric Bikes**: Must be operated in compliance with all traffic laws applicable to motorcycles. Prohibited on all bike paths, multi-use paths, and pedestrian trails.

##### Age and Safety Requirements

1. **Speed Limit**: E-Bike operators shall not exceed the 15 MPH speed limit on the Community Concrete Trails.
2. **Class 3 E-Bikes**: Operators must be at least sixteen (16) years old. All riders under the age of eighteen (18) must wear a helmet.

### Prohibited Activities

1. Operating any motorized vehicle, including E-Bikes, on sidewalks, pedestrian trails, or within recreational facilities is strictly prohibited.
2. Tampering with or modifying an E-Bike to alter its speed capability beyond its designated class is prohibited.

### Enforcement

Violations of this Section may result in removal from the premises, suspension of recreational privileges, fines, or other enforcement actions as deemed appropriate by the District and/or the Windsor Police Department.

### **Private Golf Carts**

#### Use Generally

Pursuant to C.R.S. § 42-1-111(1)(bb), all golf cart drivers **must be at least sixteen (16) years of age** and possess a valid driver's license. Golf carts may only be operated within designated areas within the Water Valley and Raindance communities as depicted in **Attachment F**, attached hereto. Golf carts shall not be driven or parked outside the designated areas, including open space, parks, beaches, and turf fields. Golf carts shall not be operated with more passengers than there are seats on the golf cart, and all passengers must remain seated while the golf cart is moving.

#### Registration Required

All golf carts used or intended for use within the Water Valley and Raindance communities are required to be registered with the District. Golf Cart Registration Forms may be obtained from the District Manager. Any person found operating an unregistered golf cart may be subject to fines, at the discretion of the Board.

#### Golf Carts on Public Streets

Use of private golf carts on designated public streets within the Water Valley and Raindance communities is permitted under the jurisdiction of the Town of Windsor pursuant to Town of Windsor Resolution 2018-18. All golf cart users must comply with all applicable ordinances of the Town of Windsor and the laws of the State of Colorado regarding motor vehicles.

#### Lights

Golf carts must be equipped and illuminated with head, tail, and stop lamps and turn signals when used at night or during periods of low visibility.

#### Enforcement

Violations of this Section may result in removal from the premises, suspension of golf cart privileges, fines, revocation of registration, or other enforcement actions as deemed appropriate by the District and/or the Windsor Police Department.

## **Low-Speed Electric Vehicles (LSEVs)**

### Definition

*Low-Speed Electric Vehicle (LSEV)* means a self-propelled, electrically powered motor vehicle as defined in C.R.S. § 42-1-102(48.5) that: (i) is emission free; (ii) has four wheels; (iii) is capable of attaining a speed of no more than twenty-five (25) miles per hour on a paved level surface; and (iv) complies with the federal motor vehicle safety standards set forth in 49 C.F.R. § 571.500. An LSEV does not include a golf cart or an E-Bike.

### Operation on District Property

LSEVs may only be operated within designated areas within the Water Valley and Raindance communities as depicted in **Attachment F**, attached hereto, and upon public streets where authorized by the Town of Windsor and the laws of the State of Colorado. LSEVs shall not be driven or parked outside the designated areas, including on open space, parks, beaches, turf fields, sidewalks, pedestrian trails, multi-use paths, or within recreational facilities.

### Licensing, Registration, and Insurance

Operators of LSEVs must be at least sixteen (16) years of age and must possess a valid driver's license. LSEVs must be titled, registered, and insured in accordance with Colorado law. LSEVs used or intended for use within the Water Valley and Raindance communities are also required to be registered with the District; LSEV Registration Forms may be obtained from the District Manager. Any person found operating an unregistered LSEV may be subject to fines, at the discretion of the Board.

### Equipment and Lighting

LSEVs must be equipped with all safety equipment required by applicable federal and Colorado law, including head, tail, and stop lamps, turn signals, seat belts, mirrors, and a windshield. LSEVs must be illuminated with head, tail, and stop lamps and must use turn signals when operated at night or during periods of low visibility. All occupants must remain seated and properly restrained while the LSEV is in motion, and the vehicle shall not be operated with more passengers than there are seats and seat belts.

### Prohibited Activities

1. Operating an LSEV on sidewalks, pedestrian trails, multi-use paths, or within recreational facilities is strictly prohibited.
2. Operating an LSEV on any roadway with a posted speed limit exceeding thirty-five (35) miles per hour is prohibited, except to directly cross such roadway at an intersection.
3. Tampering with or modifying an LSEV to exceed the maximum speed established by C.R.S. § 42-1-102(48.5) or other applicable law is prohibited.

### Enforcement

Violations of this Section may result in removal from the premises, suspension of operating privileges, fines, revocation of registration, or other enforcement actions as deemed appropriate by the District and/or the Windsor Police Department.

### **Violations and Disciplinary Measures**

If any person is found to violate the District's rules and regulations, including these Rules and Regulations, disciplinary measures may be administered by the District Manager as follows without the necessity of any action of the District's Board of Directors:

**First offense:** Advisory Letter

**Second offense within 90 days of the Advisory Letter:** \$100

**Third offense within 90 days of the Advisory Letter:** \$200

Violations of the 15 MPH speed limit on the Community Concrete Trails will incur a \$95 fine per incident.

Users may also be restricted from use of the Recreation Amenities at the discretion of the District Manager or their designee for repeated violations of these Rules and Regulations.

The District Manager may also suspend individuals for violating the District's rules and regulations. Any violation by the District Manager may result in a suspension of up to thirty (30) days for the District Manager, the approval of which shall be done by the District's Board of Directors and the District's attorney.

The District's Board of Directors shall be notified of all disciplinary measures imposed by the District Manager and shall, in its discretion, have the ability to impose other disciplinary measures it deems appropriate at any point in time, which may include revocation of Recreation Amenities privileges for a user and/or the user's family members. Any violations and disciplinary measures taken shall be recorded in writing and kept on file by the District Manager. All violations may be reported to local law enforcement authorities as deemed necessary by the District Manager or the District's Board of Directors.

# Poudre Tech Metro District Fences

- 2-Rail Wood Fences
- Open Rail Vinyl Fences
- Stacked Stone Fences
- Water Valley Metal Fences
- Screen Fences



**Water Valley Metal Fence**



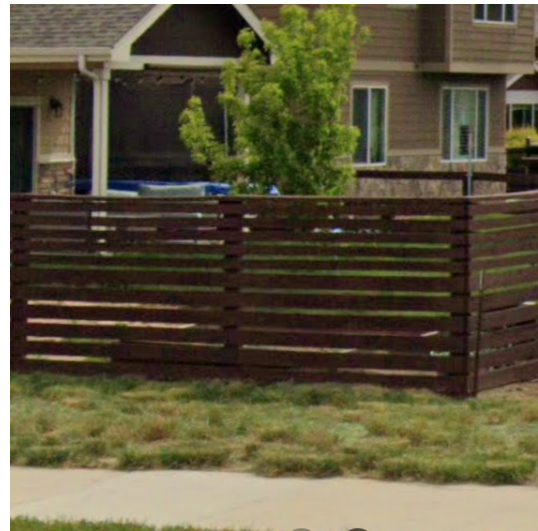
**2-Rail Wood Fence**



**Open Rail Vinyl Fence**



**Screen Fence**



**Stacked Stone Fence**



## **Raindance 2020 Enterprise Bonds and Poudre Tech 2023 Water Loan Refinance**

At the March 25, 2026 joint special meetings, both Raindance Metropolitan District No. 1 (“Raindance”) and Poudre Tech Metropolitan District (“PTMD”) directed counsel to investigate options for formalizing their coordination relationship through a Non-Potable Water Activities Authority. The two districts already collaborate extensively on the day-to-day operations and maintenance of the non-potable system. The physical infrastructure is interconnected, the water resources are managed jointly, and the systems effectively function as one. An authority would give that existing relationship a formal governmental structure, replacing or supplementing the current IGA with a more durable, purpose-built entity.

### **Objective:**

Determine the best long term structure to enable Raindance and Poudre Tech to achieve a cost-effective joint refinancing of the Raindance 2020 Water Enterprise Bonds (“Raindance Bonds”) and Poudre Tech 2023 Water Loan (“PTMD Loan”).

### **Current Structure:**

Raindance and Poudre Tech (“Districts”) operate their respective non-potable water systems and manage their respective water resources under a simple IGA entered in 2021 (“IGA”). The IGA’s primary operative term is:

*“The Districts shall manage their Water Systems and Water Resources Jointly as if they were one system.”*

The IGA includes the following key protective/limiting language:

1. No conveyance of title, easements, or real/personal property interests in the individual Water Systems or Water Resources.
2. No authorization to issue debt.

Practically speaking, the Districts each own their own improvements, water rights, etc., and share in operational and some capital costs (Raindance Reservoir). Each district sets its own rates for non-potable water service.

### **Alternative Structure – Intergovernmental Authority:**

Establishment of an intergovernmental authority (an “Authority”). An Authority is a separate governmental entity that two or more political subdivisions create together in order to jointly carry out functions that each of them already has the power to perform on their own. Once formed, an Authority is its own legal entity: it can enter into contracts, own property, adopt rules, and collect fees. It is not part of any of its member districts; it stands alongside them as a separate governmental body.

Key characteristics of an Authority:

- It is its own entity. The Authority's actions and obligations are its own, separate from those of its member districts.
- It has its own board. The Authority is governed by a Board of Directors, appointed by the member districts under the terms of the Establishment Agreement.
- Its powers are delegated. The Authority can only exercise powers that each of its member districts independently holds, and only to the extent authorized in the Establishment Agreement.
- It typically cannot levy taxes. An authority created for operational purposes is generally funded through contributions from its member districts or fees collected for services, not through an independent mill levy.

The statutory basis for formation of an intergovernmental authority is Section 29-1-204.2, C.R.S. Metropolitan districts are also independently authorized under Title 32, C.R.S. to enter into intergovernmental agreements, provide services within and outside their boundaries, and establish fees and rates.

An authority is formed by executing a written contract called an "Establishment Agreement" among the participating governmental entities. The Establishment Agreement is the authority's foundational governing document: it creates the entity, names it, establishes the board structure, defines the scope of delegated powers, and sets out the financial and operational framework.

After formation, the authority operates as any other political subdivision of the State. It must adopt annual budgets, comply with open meetings and public records requirements, and file annual reports.

Establishment Agreements have become fairly standardized documents, including provisions providing for:

Creation and Purpose: formally creates the authority as a separate legal entity, gives it a name, defines its geographic boundaries, and states its purpose.

Membership and Board Structure: defines the number of members, how new members can be added, and how the Board of Directors is structured. This includes how many directors each member district gets to appoint, eligibility requirements (e.g., whether directors must also serve on a member district's board), how vacancies are filled, quorum and voting rules, and how officers are selected. Based on discussions with bond counsel, including board members from the community. From a tax perspective, this leans towards favoring the Authority structure.

Powers: sets out what the authority is actually authorized to do, typically including operating and maintaining public improvements, entering contracts, collecting fees, and acquiring property. Also addresses any limits on what the authority can do without member district approval (like taking on debt or transferring property).

Public Improvements: Provisions setting out the ownership and long term operation and maintenance of public improvements. Based on discussions with bond counsel, it is not necessary for the financed assets and system assets to be transferred to the Authority to issue the refinancing bonds or future bonds. The financed assets owned by a governmental entity, which they are. If assets are transferred to the Authority, the Establishment Agreement should provide that the assets go back to Raindance MD 1 and PTMD upon dissolution of the Authority (should that occur).

Budget and Funding: Addresses how the authority is funded (member contributions and/or service fees), budget and recordkeeping requirements, and any limits on the authority's ability to issue bonds or incur debt. If the Authority is an issuer, the Authority may also be the one to set and collect the rates/fees that will pay the bonds. That would eliminate the need for any pledge agreement with the member districts. But, the Authority could issue the bonds if the member districts will continue to collect the rates/fees with a pledge of revenues.

Termination: How the authority can be wound down, whether by notice from a member or occurrence of a specified event, and what happens to assets and obligations when it is.

If formed, the authority could combine the Districts' assets, water rights, and infrastructure under a single operational umbrella, allowing for more synchronized planning and management across the full system. This consolidation would also create a stronger lending profile for refinancing existing district debt, given the significant combined value of the infrastructure and water rights that would back any borrowing.

From a community perspective, an authority could also make it easier for residents to understand how the non-potable water system works and why rates change over time. Currently, Poudre Tech and Raindance set rates independently, and residents tend to think about water service in terms of their own neighborhood rather than as part of a shared regional system. A single authority operating the combined system would present a unified picture of costs, investments, and rate decisions that better reflects the reality of how the system actually functions, and gives residents a single point of reference for understanding future rate changes.