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# RECORD OF PROCEEDINGS

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## Minutes of the Regular Meeting Of the Board of Directors Catamount Metropolitan District February 12, 2018

A Regular Meeting of the Board of Directors of the Catamount Metropolitan District, Routt County, Colorado, was held February 12, 2018 at 3:00 p.m., at the Catamount Metro Ranch Shop, 34035 East Highway 40, Steamboat Springs, Routt County, Colorado, in accordance with the applicable statutes of the State of Colorado.

**Attendance** The following Directors were present and acting:

- Darlinda Baldinger
- Donna Kerr
- Eric Wilson
- Suzanne Turner (By Telephone)

The following Director was absent and excused:

- John Holloway

Also in attendance were public and staff personnel:

- Brad Price, Catamount Club
- Brad Iversen, Lake Lot 14
- Eric Weaver, Marchetti & Weaver, LLC (By Telephone)
- Cheri Curtis, Marchetti & Weaver, LLC
- Joel Anderson, District Manager

**Call to Order** The Regular Meeting of the Board of Directors of Catamount Metropolitan District was called to order by Director Baldinger on February 12, 2018 at 3:00 p.m. noting a quorum was present.

**Minutes** The Board reviewed the minutes of the October 9, 2017 Regular Meeting. Upon motion duly made and seconded it was unanimously

**RESOLVED** to approve the October 9, 2017 Regular Meeting minutes as presented.

**Changes to the Agenda** Request for exclusion from the District by Lake Lot # 1 and Metro Ranch 2018 paving were added to the agenda.

**Public Input** There was no public input.

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### Operation Matters

**Club Purchase Update** – Brad Price updated the Board on the Club’s desire to sell the club to new owners. A Committee has been established to work on the transaction and is comprised of new and old owners, residents and non-residents. David Hill is leading the committee and they are working with an attorney out of Dallas to assist with the process. Eric Wilson is also on the committee. The Club at Catamount will continue to operate as status quo. Mr. Price is the Club Manager and will be continuing to work with the owners. Mr. Price welcomed the Board to contact him with any questions.

Brad left the meeting at 3:18 p.m.

**Agricultural Leases** – Mr. Anderson presented all of the agricultural leases for the Board’s review. The Board was in agreement to allow Mr. Anderson to continue to renew the leases that expire in 2018 and to allow pasturing of cattle at certain lake parcels on a trial basis. By motion duly made and seconded it was unanimously

**RESOLVED** to allow Mr. Anderson to renew the agricultural leases expiring in 2018.

**Water Rights Update** – Mr. Anderson worked with Mark Hamilton from Holland Hart’s office to get an update on water rights. It was noted the many of the District’s water rights are shared with the Club.

Director Wilson questioned the recreational water rights. A portion of the District’s water rights are conditional. There are no statements of opposition on the District’s water rights. No oppositions were filed on the Haymaker water rights.

**Stop Log Project Update** – The stop log project was completed. AECOM and the State of Colorado Engineer have both reviewed the project. AECOM is completing the final report that will include the as-builts of the structure. Mr. Anderson reported the new stop logs do leak a small amount, which was expected. There are no structural issues. The State Engineer questioned if the District was planning to move the old stop logs. The District will consider moving the old stop logs in a future year.

**Electric to Tanks Update** – Mr. Anderson reported the project to provide electricity to both tanks was completed in the fall of 2017. The upgrade will improve water quality and keep the water in the tanks from freezing over the

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winter. With the prior system the telemetry system was solar. By moving to electric, the telemetry system will remain consistent.

**Timbers Temporary Water Storage Tank** – The Timbers temporary storage tank was purchased in December 2017 for \$13,000. The Ranch tank will be painted in fall of 2019 and temporary tank will be used for the project. The hatch and vent work will be completed during the project to bring the Ranch tank into compliance. The Lake tank will be painted in 2020.

**Fish Screen Update** – Mr. Anderson reported the working group has been formed. Kevin McAbee and Mr. Anderson worked to find members for the group. A meeting was scheduled for January 22 and cancelled due to the Government shut-down. The meeting has not been rescheduled at this time.

Maintenance of the netting will be discussed.

**Gay's Lane Gate Design** – Owners are concerned with more future traffic on Gay's Lane. Mr. Anderson suggested using the existing gate design. Joel worked with Bruce Enever on the design and they are willing to start gate construction in 2018. Director Baldinger suggested installing cameras. The Board discussed opening and closing gates as necessary. It was noted Green Creek Ranch is paying for the gate on Gay's Lane.

**Other Business** – Metro Ranch paving will be completed in 2018. \$40,000 is budgeted for the project and Mr. Anderson believes the bids could be under budget. The existing fuel tank adjacent to the District's offices needs to be replaced. Mr. Anderson would like to replace the existing fuel tank, move the electric pole, and remove the cattle loading dock to allow for more parking. Mr. Anderson is considering ranch type fuel tanks to mitigate problems with possible leakage. The Board approved moving forward with everything presented as long as the project did not exceed the \$40,000 budget.

Lake Lot #1 has requested exclusion from the District. A request was made a couple of years ago and it is believed it was withdrawn. The Lot does not use any of the District's services. The owners of Lake Lot #1 would be subject to existing debt until bonds are paid off. It is the responsibility of the owner of Lake Lot #1 to present the request for exclusion to the Board and pay all associated costs of the process.

Native Excavating completed the initial excavation of the lake. The cost came in under budget. Mr. Anderson reported the soil was not contaminated and the next

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portion of the project could possibly be completed in 2018. Staff will determine the next priority area and present it at the May meeting.

### **2018 Election**

The terms of Directors Holloway and Wilson expire on May 8, 2018. The 2018 Election Resolution Motion was presented for approval. By motion duly made and seconded it was unanimously

**RESOLVED** to approve the 2018 Election Resolution as presented. A copy of the 2018 Election Resolution is incorporated herein by this reference.

### **Posting Notice**

**Resolution** The Posting Notice Resolution designates the District office as the 24-hour posting notice location. The other locations are light posts and the Club. By motion duly made and seconded it was unanimously

**RESOLVED** to approve 24-Hour Posting Resolution. A copy of the 24-Hour Posting Resolution is incorporated herein by this reference.

### **Financial Matters**

**December 31, 2017 Financial Statement** – Mr. Weaver reviewed the December 31, 2017 financials. The balance sheet was reviewed noting any excess funds are transferred to the replacement fund. The forecast at the time was the budget was adopted was compared to the actual profit and loss statement. The financials show overall favorable actual to budget variances for both revenues and expenditures. The District is starting 2018 on a positive note.

Director Kerr questioned the forecast of transferring \$300,000 annually to the reserve fund and continuing to collect 35 mills for operations. Mr. Weaver explained with the Gallagher amendment lowering the residential assessed values, the approach is to remain conservative. The mill levy or operations fee will be reduced when the debt is paid-off. By motion duly made and seconded it was unanimously

**RESOLVED** to approve the December 31, 2017 financial statement as presented.

**Accounts Payables and Receivable** – The account payable and accounts receivable lists through February 12, 2018 were reviewed. Ms. Curtis was

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directed to follow up with AmCoBi on outstanding balances. By motion duly made and seconded it was unanimously

**RESOLVED** to approve the accounts receivable and accounts payable lists as presented.

### **Adjournment**

By motion duly made and seconded it was unanimously

**RESOLVED** to adjourn the Regular Meeting of the Catamount Metropolitan District Board of Directors this 12th day of February, 2018.

Respectfully submitted,



Cheri Curtis  
Secretary for meeting