

---

# RECORD OF PROCEEDINGS

---

## Minutes of the Special Meeting Of the Board of Directors Catamount Metropolitan District February 6, 2017

A Special Meeting of the Board of Directors of the Catamount Metropolitan District, Routt County, Colorado, was held February 6, 2017 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
- Eric Wilson
- Suzanne Turner (By Telephone)
- Donna Kerr

The following Directors were absent and excused:

- John Holloway

Also in attendance were public and staff personnel:

- Bruce Allbright
- Bruce Enever, Green Creek Ranch
- Dan Berkey
- Todd Cooper, CROA President (By Telephone)
- Eric Weaver, Marchetti & Weaver, LLC
- Cheri Curtis, Marchetti & Weaver, LLC (By Telephone)
- Joel Anderson, District Manager
- Kevin Collier, Assistant District Manager

### **Call to Order**

The Special Meeting of the Board of Directors of Catamount Metropolitan District was called to order by Director Wilson on February 6, 2017 at 3:00 p.m. noting a quorum was present.

### **Minutes**

The Board reviewed the Regular Meeting minutes of the October 10, 2016 meeting as presented. Upon motion duly made and seconded it was unanimously

**RESOLVED** to approve the October 10, 2016 Regular Meeting minutes as presented.

Director Kerr joined the meeting at 3:07 p.m.

---

# RECORD OF PROCEEDINGS

---

---

## CATAMOUNT METROPOLITAN DISTRICT February 6, 2017 Meeting Minutes

---

### **Ranch Gate Request**

Dan Berkey presented a request for a gate on Catamount Drive at the Ranch on behalf of his clients, Debbie and David Dacus. The current proposed location would be past the entrance to the clubhouse as there was previous opposition to a location near Highway 40. Like the gate at the Lake, it is proposed that one or more homeowners would fund the cost of the gate construction, which would be constructed and then maintained by the District. The group is aware of only one owner that is opposed to the instillation of a gate at the Ranch.

Mr. Berkey stated the County has indicated if the District were to approve the gate, a building permit would suffice for County requirements. Mr. Berkey will need to contact Mr. Morgenstern for permission to install a gate since the Morgenstern property would also be accessed through the gate. Mr. Berkey does not believe that this would be a material change to the service plan but this would need to be confirmed with the District's legal counsel.

CROA would be willing to present the plan for a gate to the Homeowners after the District has initially approved the concept. The Board was in agreement to continue with the process to consider the gate and will generally go along with what the majority of the property owners desire.

### **Operation Matters**

**County Road 18C** – Director Holloway and Mr. Anderson attended the Planning Commission meeting regarding changes to County Road 18C. The Land Trust requested the discussion be postponed until a maintenance agreement between the District, Green Creek Ranch, and the Land Trust could be negotiated so the discussion was postponed to April.

The District provided an outline of a proposed maintenance agreement based on the out of District service agreement with Mr. Morgenstern. Green Creek Ranch is working with their legal counsel to review the agreement and no official response has been received from the Land Trust, although they have challenged any responsibility to provide funding for road maintenance in the past.

Under the proposal, Green Creek Ranch would pay to move the gate to the new location and the District would be responsible for any additional improvements.

After discussion, it was determined to proceed with proposed vacation and negotiation of the maintenance agreement with Green Creek Ranch and the Land Trust. Bruce Enever left the meeting at 4:09 p.m.

---

# RECORD OF PROCEEDINGS

---

---

## CATAMOUNT METROPOLITAN DISTRICT February 6, 2017 Meeting Minutes

---

**Lake Bank Stabilization** –Director Wilson reported that his bank improvement project was delayed due to the weather but is still proceeding. Everyone was pleased with the improvements being made to multiple properties.

**Stop Log Project** – Mr. Anderson reported the District is submitting plans for the stop log project to the State for approval. The plan is to proceed with the dam stop log project during the summer of 2017 with replacement of the stop logs in fall 2017. Old stop logs will be pulled after the new stop logs are installed and will be refurbished in case needed for future maintenance. Storage of the existing stop logs was discussed. The new stop logs will be 6” higher than the existing logs to prevent spillage in the fall.

### **Administrative Matters**

**2017 Meetings and Posting Notice Location** – The 2017 calendar and the Posting Notice Resolution was presented for approval. By motion duly made and seconded it was unanimously

**RESOLVED** to approve the 2017 Meeting Calendar and the Posting Notice Resolution.

### **Financial Matters**

**December 31 Financial Statement** – Mr. Weaver reviewed the preliminary December 31, 2016 financials, noting that both revenues and expenses finished favorable to forecast. The extra funds have been transferred to the capital reserve fund to help fund future replacements costs. The 2016 audit fieldwork has started and is going smoothly.

Mr. Weaver stated the he has been working with Joel and Kevin to implement the the capital improvement plan into a long-range financial plan for the District while still keeping the document flexible to act as a tool to track historic and future replacement costs.

Mr. Weaver reported that under the Gallagher Amendment, the residential assessment rates are anticipated to be reduced in 2018, which will hopefully be offset with increases in valuation to allow the mill levy of the District to stay relatively stable. The Board discussed how this will affect the District’s budget in 2018 and future years. By motion duly made and seconded it was unanimously

**RESOLVED** to approve the December 31, 2016 financial statements, accounts receivable, and accounts payable as presented.

---

# RECORD OF PROCEEDINGS

---

---

## CATAMOUNT METROPOLITAN DISTRICT February 6, 2017 Meeting Minutes

---

**Bill.com** – Mr. Weaver presented Bill.com as an electronic alternative to mailing checks and having to track down signers. The Board agreed to proceed with using Bill.com for payment of District invoices.

**Other  
Business**

**Hunting Access** – Mr. Anderson reported there is information indicating there are more hunters expressing interest in accessing Forest Service property during hunting season. Mr. Anderson is meeting to discuss hunting access with the Club.

**Adjournment**

Hearing no further business, and upon motion duly made and seconded it was unanimously

**RESOLVED** to adjourn the Special Meeting of the Catamount Metropolitan District Board of Directors this 6th day of February, 2017.

Respectfully submitted,



Cheri Curtis  
Secretary for meeting