

---

# RECORD OF PROCEEDINGS

---

## Minutes of the Regular Meeting Of the Board of Directors Catamount Metropolitan District August 12, 2019

A Regular Meeting of the Board of Directors of the Catamount Metropolitan District, Routt County, Colorado, was held August 12, 2019 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:

- John Holloway
- Eric Wilson
- Brad Iversen
- Suzanne Turner (By Telephone)

The following Directors was absent and excused:

- Darlinda Baldinger

Also in attendance were public and staff personnel:

- Bruce Albright
- Todd Copper
- Blaine Hmsbuhl
- Rob Knutson
- Eric Weaver, Marchetti & Weaver, LLC (By Telephone)
- Joel Anderson, District Manager
- Kevin Collier, District Assistant Manager
- Cheri Curtis, Marchetti & Weaver, LLC

**Call to  
Order**

The Regular Meeting of the Board of Directors of Catamount Metropolitan District was called to order by Director Holloway on August 12, 2019 at 3:00 p.m. noting a quorum was present.

**Changes to the  
Agenda**

A sign at the Ranch entrance for the new restaurant was added to the agenda.

**Minutes**

The Board reviewed the minutes of the May 13, 2019 Regular Meeting. Upon motion duly made and seconded it was

**RESOLVED** to approve the May 13, 2019 Regular Meeting minutes as presented.

---

# RECORD OF PROCEEDINGS

---

---

## CATAMOUNT METROPOLITAN DISTRICT August 12, 2019 Meeting Minutes

---

### Online Posting

**Notice** Due to new legislation, the District has the ability to post meeting notices to the District's website in lieu of posting the notices at three locations within the District. By motion duly made and seconded it was unanimously

**RESOLVED** to approve the Resolution Authorizing Online Notice of Public Meetings.

### Operation Matters

**Lake Excavation** – During the spring run-off, the old dam that separated the alternate flow channel failed and will need to be re-established. Mr. Anderson requested a \$10,000 budget increase for the Frazil Channel line item to rebuild the dam and improve the areas known as the 82, 83 Channel.

Staff is hoping to stockpile material removed from the Lake during the dam repairs. If this location is approved by the Army Corps of Engineers, work could start before the lake is drained lower. A wetlands consultant will contact the Corps and seek the proper permits if required.

**Dam** – During the June rain and snow storms the dam experienced a rockslide. The slide needs to be cleaned up. The concrete and spillway will need to be inspected for damages. Corp approval will be required on this project as well. The slide area is adjacent to the 2005 and 1991 slides and involved both new and old bolts that have been installed over the years.

**Well 1B** – The same pump that was installed in Well 2 was installed in Well 1B. The pump currently has a flowrate of 38 gallons per minute. Changing from a 2HP to a 3HP motor could increase the gallons per minutes. The approval packet has been submitted to the State for approval and the fencing was completed. Browns Hill completed the electrical control work so water levels can be viewed on the SCADA system.

**Ranch Tank Project Update** – Duckels completed the site work to prepare for the 2020 bid process for painting and tank improvements. Work completed includes the pad for the temporary tank, installing the fire hydrant and road improvements. Approximately \$40,000 was spent to prepare the site.

**Lake Tank Project Update** – Duckels has been approved to complete the site work for approximately \$60,000. The proposal includes installing the fire hydrant and creating a pad for the temporary tank for painting the permanent tank and tank improvements in 2021.

---

# RECORD OF PROCEEDINGS

---

---

## CATAMOUNT METROPOLITAN DISTRICT August 12, 2019 Meeting Minutes

---

**Fire Mitigation** – Fire mitigation meetings were held at the Ranch and Lake with good public interest. Staff worked with Sharon Kyle from Natural Resource Solutions Group for the presentation on available resources. The District's is working with CROA on the fire mitigation process for District properties and areas around Conservation Easement lands. Mr. Collier stated embers are the biggest problem, not burning flames.

Mr. Albright reported both entities need to determine which entity would be best to start the grant process. CROA is willing to start the process and write checks. Mr. Cooper believes the District might be the better entity to apply for the grants. The participants are trying to determine the size and scope of the project. The current fire mitigation plan is outdated and will need to be updated.

Director Wilson sees the need for the District and CROA to determine area and scope of work before starting the grant process. He believes it makes sense for the District to contract with Natural Resource Solutions Group. Education of the benefits for property owners is key. Access will probably continue to be an issue although roads will not be necessary for all properties. By motion duly made and seconded it was unanimously

**RESOLVED** for the District to contract with Resource Site Management for fire mitigation and work with CROA to obtain funding.

Mr. Albright suggested creating a demonstration for property owners, probably using lake properties. Ms. Kyle would have a list of contractors for the District and CROA to work with.

**Metro Ranch Roof** – Mr. Anderson received a proposal from Berlet Roofing at \$17,860 for new roofs on the outbuilding and barn, which is approximately \$3,000 over budget. Roofing choices are Corten rust colored or Pro Panel II galvanized roof. Director Wilson believes Corten is more consistent with neighboring buildings. The Board prefers the rusted roof look. Director Wilson stated the District should move forward on project. Director Turner requested pricing for Corten, Pro Panel II, and simulated material. By motion duly made and seconded it was unanimously

**RESOLVED** to award the contract to Berlet Roofing to replace the barn and outbuilding roofs with Corten, subject to review of material pricing.

**Lone Pine Booster Station** – Pressure from the Lone Pine booster pump is causing pipes to rattle in homes. The system serves approximately seven or eight homes. The hydro tank is 20 years old and should be replaced. Drives and pumps

---

# RECORD OF PROCEEDINGS

---

---

## CATAMOUNT METROPOLITAN DISTRICT August 12, 2019 Meeting Minutes

---

can be reprogrammed to operate more consistent. Staff is working with Browns Hill to make the changes to reprogram the system. The Station is prone to lightning strikes. As an option, owners can install back to back PRV's to stabilize the pipes and install drains on their systems in the mechanical room. Mr. Anderson believes it is better for the District to correct the problem. The cost to reprogram the system is approximately \$2,000. The District plans to replace the pumps in 2022. The Board approved moving forward with reprogramming in 2019.

**Signage for Periodic Table** – The Catamount Ranch and Club has begun discussions on signage for a new restaurant; Periodic Table. The Club is requesting permission to add a sign for the restaurant on the District's sign. The Board approved the request for a small consistent sign on the District's Ranch sign.

### **Financial Matters**

**June 30, 2019 Financial Statement** – Mr. Weaver reviewed the balance sheet. The majority of the District's cash is in ColoTrust. There is a CD with Vectra Bank for bond funds. The District has \$600,000 in outstanding bonds that will be paid off in six years

The preliminary 2020 budget is included in the financial report. Based on the preliminary assessed values, the District may be able to reduce the annual assessment down from \$1500 in 2019.

The expense variances are due to the water line break in January. Due to this, the transfer to the reserve fund will be reduced. Insurance covered damages on individual lots but not the District's costs to repair the line breaks.

The Reserve Funds was reviewed. Funds are being redirected to the water funds for painting the tanks.

Fencing in future years was discussed. The Board is hoping to not have to repair fences in future years. The fence removal project improved the looks of the District. The Board discussed allowing individual property owners another year to repair fences.

The Board reviewed allocation of expenses for the non-potable system. The Ranch treatment plant expenses are expected to be completed in 2019.

Mr. Weaver reported ICMA is allowing employees the ability to manage their investment accounts for \$20 per employee, per year.

---

# RECORD OF PROCEEDINGS

---

---

## CATAMOUNT METROPOLITAN DISTRICT August 12, 2019 Meeting Minutes

---

By motion duly made and seconded it was unanimously

**RESOLVED** to approve the financials as presented.

**Accounts Payables and Receivable** – The accounts payable and accounts receivable lists were reviewed. By motion duly made and seconded it was unanimously

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

### **Other Business**

A discrepancy on lake property lines has become a problem. Club users are going into Harrison Bay, which upsets adjacent property owners. Mr. Anderson provided a map showing the Lake is on District property. It was questioned whether the Club owned the water.

Mr. Anderson offered to schedule a tour of the District's facilities. Several Board members expressed interest. Mr. Anderson will work with the Board members to schedule a date and time.

### **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 August, 2019.

Respectfully submitted,



Cheri Curtis  
Secretary for meeting