
RECORD OF PROCEEDINGS

Minutes of the Regular Meeting Of the Board of Directors Catamount Metropolitan District February 11, 2013

A Regular Meeting of the Board of Directors of the Catamount Metropolitan District, Routt County, Colorado, was held February 11, 2013 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:

- Gary Ertl (by phone)
- Eric Wilson (by phone)
- Darlinda Baldinger
- Suzanne Turner (by phone)
- John Holloway

Also in attendance were:

- Jan Gasser, President, CROA
- Brad Price, Catamount Club Manager
- Bruce Allbright (property owner)
- John Sands (property owner)
- Gary & Holly Nelson (property owners)
- Rusty Minkoff (property owner)
- Todd Cooper (by phone, property owner, CROA Board member)
- John Smith (property owner)

Staff Personnel:

- Eric Weaver & Beth Ruark Bucks, Robertson & Marchetti, P.C. (via conference call)
- Joel Anderson, District Manager
- Kevin Collier, District Employee

Call to Order

The Regular Meeting of the Board of Directors of Catamount Metropolitan District was called to order by Director Holloway on February 11, 2013 at 3:00 p.m. noting a quorum was present.

Minutes

The Board reviewed the Regular Meeting minutes of the October 8, 2012 meeting. Upon motion duly made and seconded it was unanimously

RESOLVED to approve the meeting minutes of October 8, 2012, subject to minor revisions.

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Hydro Update

Mr. Anderson stated that U.S. Fish & Wildlife has indicated a ruling on the hydro project may be completed by March 1, 2013. Joel will continue to monitor the status. He also stated that there is proposed legislation that if approved would exempt projects of this size from the strict FERC regulations and ongoing monitoring. He will continue to monitor the legislative process and update the Board accordingly. Mr. Anderson also presented a map showing the most likely route for the transmission line if the project were to move forward.

Dam Update

Mr. Anderson reported that a structural engineer will analyze the dam and that any patchwork will be done in the fall.

Catamount Drive Gate

Mr. Anderson, in conjunction with Ms. Gasser, reported that CROA sent out a letter to owners at the Ranch to gather input on the installation of a proposed gate just beyond the clubhouse at the Ranch. Mr. Anderson said that the approximate cost of installing such a gate would be \$60,000, which would be funded through donations from owners similar to the gate at the Lake. Of the 20 owners with property located behind the gate, there were 14 positive responses, 4 negative responses, and 2 did not respond.

Brad Price from the Catamount Ranch Club stated that they Club does not take any position on a gate at this location as long as they are able to maintain access for daily operations.

Gary Nelson made a brief presentation representing those opposed to a gate at this location covering the lack of need for the gates based on low crime rates, property values, and road safety. Mr. Sands said that he has seen skateboarders, hunters and some bicyclists trespassing on these roads.

Ms. Gasser stated that if the consensus was to move forward, they would ask the residents behind this area to fund the gate, but nothing in the by-laws would mandate that they participate and pay.

Mr. Anderson and Mr. Collier wanted to clarify that they also do not take any position for or against this gate, but are only collecting information as requested.

Mr. Minkoff expressed concern about the incline on the road at this location for starting and stopping in inclement weather. He also expressed concern that the letter sent out by the Association did not contain enough information to help him make an informed decision.

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Director Holloway stated that the District was willing to proceed at the direction of the homeowner's and would be willing to take over operations and maintenance of such a gate if the owner's came to consensus on wanting to move forward with the project. Until such time, the District Board agreed to table the discussion and asked CROA to put together a committee to further discuss the issue among the owners. It was also requested the CROA do a more formal poll to gather additional information and opinions. Mr. Anderson agreed to represent the Metro District board as a neutral party on the CROA gate committee.

All owners left the meeting except Mr. Allbright.

Dumpster

Mr. Anderson stated that an owner has asked about a common use dumpster to reduce the number of trash cans being left out for extended periods of time while the owners are away. The Board agreed that unless there is a high level of need and requests for such a dumpster, they would not proceed with any action on a community dumpster.

Legal

There were no legal matters for discussion.

December 31, 2012 Financial Report

Mr. Weaver reviewed the financial report for the period ending December 31, 2012. Upon motion duly made and seconded it was unanimously

RESOLVED to approve the December 31, 2012 financials as presented.

Water Rates

Mr. Anderson stated that there are adequate rights in the water augmentation plan due to only being partially built out, but that some properties are having significant overages as per the report by Bishop-Brogden & Associates that may become a problem in the future. The Board agreed that the rates for reasonable water usage should remain consistent or only increase slightly but in an effort to encourage reasonable water consumption the highest tier should be increased more substantially. Upon motion duly made and seconded it was unanimously

RESOLVED to approve following water rates schedule:
Base rate up to 50,000 gallons - \$175.00
Rate 1- 51,000 to 90,000 gallons - \$3.75 per 1,000 gallons
Rate 2- 90,000 to 180,000 gallons - \$6.00 per 1,000 gallons

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Rate 3- all usage over 180,000 gallons - \$15.00 per 1,000 gallons

Retirement Plan The Board discussed the change in the retirement plan to allow participant loans. Upon motion duly made and seconded it was unanimously

RESOLVED to ratify the change to the retirement plan to allow employees to borrow against their vested account balances.

Accounts Payable The accounts payable listing was reviewed by the Board. Upon motion duly made and seconded it was unanimously

RESOLVED to ratify the payables listing for September-December 2012.

**Accounts
Receivable**

The Board reviewed the accounts receivable listing as of February 5, 2013. It was noted that the receivables listing is looking very good and upon motion duly made and seconded it was unanimously

RESOLVED to approve the accounts receivable listing as of February 5, 2013.

Adjournment With business concluded, and upon motion duly made and seconded it was unanimously

RESOLVED to adjourn the Regular Meeting of Catamount Metropolitan District Board of Directors this 11th day of February 2013.

Respectfully submitted,



Eric Weaver
Secretary for meeting