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# RECORD OF PROCEEDINGS

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**Minutes of the Regular Meeting  
Of the Board of Directors  
Catamount Metropolitan District  
May 12, 2014**

A Regular Meeting of the Board of Directors of the Catamount Metropolitan District, Routt County, Colorado, was held May 12, 2014 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:

- Suzanne Turner (via conference call)
- Darlinda Baldinger
- John Holloway
- Eric Wilson (via conference call)

Also in attendance were:

- David Baldinger, owner at Catamount
- Bruce Albright, owner at Catamount
- Donna Kerr, owner at Catamount
- Jim McKee, owner at Catamount

Staff Personnel:

- Eric Weaver, Robertson & Marchetti, P.C. (via conference call)
- Kelly Young, Robertson & Marchetti, P.C. (via conference call)
- Joel Anderson, District Manager
- Kevin Collier, Assistant District Manager

**Call to Order**

The Regular Meeting of the Board of Directors of Catamount Metropolitan District was called to order by Director Holloway on May 12, 2014 at 3:00 p.m. noting a quorum was present.

**Minutes**

The Board reviewed the Regular Meeting minutes of the February 10, 2014 meeting. Upon motion duly made and seconded it was unanimously

**RESOLVED** to approve the February 10, 2014 minutes.

**Election  
Of Officers**

The Board discussed the election of officers with the recent election and resignation of Director Ertl. Upon motion duly made and seconded it was unanimously

**RESOLVED** to make no changes to the current offices held.

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### Appointment of New Board Member

Due to the recent resignation of Director Ertl, and after seeking a replacement from the community the Board listened to a brief biography from owners Donna Kerr and Jim McKee, who had both expressed interest in serving on the Board. After a brief discussion and upon motion duly made and seconded it was unanimously

**RESOLVED** to appoint Donna Kerr as a new Board member to replace Director Ertl. She will serve a 2-year term, expiring in 2016.

### Stop Log Channel Replacement Estimates

Mr. Anderson presented 2 cost estimates for the replacement of the stop logs. The estimates ranged from approximately \$550,000 for the single wall option with one gate and \$1,250,000 for a dual wall with multiple gates. Mr. Anderson mentioned that the engineers he spoke with also mentioned a third option, which would be a hybrid of the two proposals. The estimates include engineering costs and a 25% contingency, which the estimates received in 2010 did not.

The Board discussed that the more expensive option with more gates would give the District much more control of the lake level, including erosion mitigation. The Board discussed the possibility of the neighbors contributing to the cost of the more expensive option, especially if fishing might be improved by this option.

Mr. Anderson asked for Board member feedback on the various options. Director Holloway stated that he was still in favor of pursuing the hydro project, rather than one of these options. Director Baldinger suggested that the Board continue to research options to and revisit the options at the August meeting.

Mr. Anderson stated that the engineers recommend having this in progress by 2015.

Director Turner left the meeting at 4:00 pm.

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## Road Paving Bids

Mr. Anderson presented bids from Elam Construction and Connell Resources. The Board discussed the 2 bids, noting that Connell Resources was the low bidder and that the District has had positive results from both contractors in the past. The Board also discussed that the unit pricing was the lowest received in recent years and discussed the potential of having the contractor do more work this year. Mr. Weaver stated that the District could use a portion of the funds accumulated for capital projects to cover the cost, which would be replenished with funds collected in future years that would have otherwise been used to cover such costs. Upon a motion duly made and seconded it was unanimously

**RESOLVED** to approve the bid from Connell Resources to overlay portions of Harrison Trail, Yowell Lane and Lone Pine Trail as well as the remainder of Harrison Trail and other areas if Connell Resources will use the same per unit prices.

Mr. Anderson mentioned one of the Harrison Creek guardrails had incurred some damage. He and Mr. Collier will investigate and see if they are able to repair it internally, or if they will need to bring in a contractor to repair it.

## Water Metering Advanced Meter Analytics

Mr. Anderson met with Jim Terry of National Meter and presented the board with an option to upgrade the way the District records water usage. This system would replace the touch pads with a cellular device that would send the data to a database. They would have access to the data daily. A free network application would also be available to homeowners that could be used to monitor and graph water usage and send alerts if water usage exceeded a pre-determined level. The Directors were interested in this technology. The Directors discussed having the homeowners share in the cost, by charging owners a one-time fee of \$105 and then a usage fee each quarter. Director Baldinger suggested discussing this again during the 2015 budget planning.

Director Wilson left the meeting at 4:35 pm.

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### **Boat Dock**

Mr. Anderson reported that clean-up and maintenance was performed on the boat dock last fall and that he ordered new floats for the existing dock. He will re-seal the dock, install the new floats and perform some maintenance to make sure the dock is safe. The Board suggested re-communicating information to the members of the metro district regarding usage. All metro district members may use the boat ramp and dock, but only owners authorized are able to have motorized boats. All metro district members can use non-motorized motors or boats with electric trolling motor. Mr. Anderson will send an e-mail to the metro district members advising them of their right to use the dock. Director Baldinger asked about the possibility of getting the dock that used to be installed for the cabins re-installed.

### **Reserve Study**

Mr. Anderson talked about incorporating GIS info with the reserve study. They still need to add timelines into the infrastructure items and continue to plan. The goal is to complete the reserve study before the October budget meeting. Mr. Anderson will continue to work with CDC over the summer. He thinks he will spend approximately \$10,000-\$12,000 on the reserve study. Since the reserve study and the road overlays are both in the road budget, there may be a need to use some funds from the reserve account.

### **Hydro Project**

Director Holloway stated that there has been no further communication from FERC or Yampa Valley Electric and that the project is virtually at a standstill. The Dam Safety Division is requesting information as if the project is going forward. Mr. Anderson will communicate the status of the project to them to see what information is really needed. Director Holloway stated that according to Gary Boring, construction during this calendar year is no longer likely, based on his limited availability for the summer. The Board discussed the likelihood of losing the \$194,000 grant that was received to originally fund a portion of the project. The Board discussed the possibility of sending a survey to District residents again. Director Baldinger stated that she firmly believes that the project needs to be done by CREP, and presented to the Board for consideration, and that she does not have enough information to make an informed decision about the Hydro project. Director Holloway stated that CREP may be interested in pursuing this, but all of the individuals involved have already spent a significant amount of time on the project.

Mr. Anderson will contact FERC to see what needs to be done to respond to the letters the District has received so far. The Board agreed that they

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are not ready to withdraw the permit, but will see if FERC is able to extend the permit again. The Board agreed to discuss the matter again at the August meeting.

**Other Matters** Mr. Anderson discussed proceeding with re-roofing the home on parcel 12, as it was included in the 2014 budget. The Board agreed that he should proceed.

Mr. Anderson is currently obtaining bids to spray weeds, as he has had several owners express concerns about weeds on the property.

**Audit** Mr. Weaver presented the 2013 audit, noting that the District had once again received an unqualified or "clean" opinion. Upon motion duly made and seconded, it was unanimously

**RESOLVED** to approve the audit, subject to final board review.

**Financial  
Statements**

Mr. Weaver presented the March 31, 2014 financial statements and stated that adjustments for the road overlay contract will be made before the June 30<sup>th</sup> financials are prepared. Upon motion duly made and seconded, it was unanimously

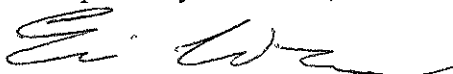
**RESOLVED** to approve the financial statements as of March 31, 2014, including the current accounts payable and accounts receivable listings.

**Calendar** The next meeting is scheduled for August 11, 2014.

**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 12th day of May, 2014.

Respectfully submitted,



Eric Weaver  
Secretary for meeting