
RECORD OF PROCEEDINGS

Minutes of the Regular Meeting Of the Board of Directors Catamount Metropolitan District August 10, 2015

A Regular Meeting of the Board of Directors of the Catamount Metropolitan District, Routt County, Colorado, was held August 10, 2015 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
- Darlinda Baldinger
- Donna Kerr
- Eric Wilson
- Suzanne Turner (Via Telephone)

Also in attendance were:

- David Baldinger, Sr., Property Owner
- Bruce Allbright, Property Owner
- Chris Roche, Property Owner
- Brad Price, Catamount Ranch and Club
- Mary Andre, Civil Design Consultants

Staff personnel:

- Eric Weaver, Marchetti & Weaver, LLC
- Cheri Curtis, Marchetti & Weaver, LLC
- 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 August 10, 2015 at 3:00 p.m. noting a quorum was present.

**Changes to the
Agenda**

Director Holloway requested the agriculture lease for Lake Lots 3, 7 & 8 be added to the agenda.

Minutes

The Board reviewed the Regular Meeting minutes of the May 11, 2015 meeting. Upon motion duly made and seconded it was unanimously

RESOLVED to approve the May 11, 2015 Regular Meeting minutes as presented.

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Operations Matters

GIS: Mr. Anderson reported a mobile option is now available to track and be able to access and make additions to the database while in the field. The mobile option would provide the ability to keep an online log of operations, including dates system components such as fire hydrants were worked and valves were tested. Catamount would be a test company so the costs would remain consistent with the current costs. Staff will continue to research the mobile option.

Community Horse Facility: Chris Roche and Brad Price were present to discuss a community horse facility. Currently horses are being boarded at the maintenance facility and Mr. Anderson reported the situation is working well. It was noted the current boarder is not a member of the District or the Club.

Property owners have requested the equestrian facility be expanded to include a riding arena. Although the Ranch is working for 2015 summer operations, it is believed the Lake option is better for future horse operations. It was determined winter boarding does not work since staff is not available.

There is a Conservation Easement on the Catamount property. Mr. Anderson contacted Susan Dorsey with Yampa Valley Conservation Trust to discuss the square footage allowed in the PUD. It was determined with the Club square footage, Catamount would be at the square footage limit for vertical construction at build-out. The Board presented questions on square footage limitations and building in outlying parcel. It was noted an outdoor arena is not subject to the square footage limits.

Ms. Roche stated there is an interest to create trails on the Ranch property. She believes it could be a better fiscal option than building a facility at the Lake property. A new lot owner, Orlando Gonzalez, is interested in assisting in funding for a facility. Several property owners have expressed interest in a horse facility. Erecting a metal facility for an indoor arena was discussed. Mr. Anderson reported there is a location to build an outside arena on the Lake property. Mr. Anderson recommended continuing summer boarding at the maintenance facility at the present time. The fencing at the maintenance facility is starting to fail. Mr. Anderson received a proposal from Dennis Kuntz to replace fencing and establishing additional pastures.

Mr. Price reported the Club at Catamount is interested in any amenity that adds to the member's experience. The Club is not interested in providing capital investment but they are willing to partner to enhance memberships and increase

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revenue streams. It is possible the Club could be interested in assistance with staffing for an equestrian facility.

Mr. Anderson confirmed the Board is comfortable with the summer pasture boarding at the maintenance facility location. Mr. Anderson and Mr. Collier have cleaned up the area adjacent to the maintenance facility after the previous tenants lease was cancelled and their equipment was removed. Mr. Anderson reported Dennis Kuntz is doing good job with the haying operations on the property.

The Board welcomed those involved to continue to explore potential equestrian improvements, potentially on Metro District property, but noted that the funding for construction and operations of such facilities is not likely to come from the District.

Ag Lease on Lake Parcels 3, 7, & 8: Don Bongiorno has indicated he would like to continue his hay lease on Lake Parcels 3, 10 and 12 for three more years through 2018. The lease includes use of the hay corral on Parcel 3. All Board members were in favor of continuing the lease with Mr. Bongiorno. If the community horse facility comes to fruition, the lease will be re-negotiated at that time.

Reserve Study: Mary Andre with Civil Design Consultants informed the Board the Reserve Study is still in the process of being completed and will take approximately twenty additional hours. Ms. Andre plans to have final report at the District's October meeting.

The preliminary Reserve Study report without all the supporting documentation has been provided to the District and is being used for budgeting purposes. Ms. Andre reported the replacement recommendations will still be at the Board discretion on an annual basis. All sheets in the Reserve study tie together so the final report is necessary to complete the final budget process. One recommendation is to complete a looped water line system, which would reduce the need for flushing the water lines, provide better fire flows, increase reliability, and provide better water quality. The District could possibly qualify for State Revolving Funds for the project.

Upon questioning by the Board, Ms. Andre plans to have the final Reserve Study to Mr. Anderson and Mr. Weaver in early September and to the Board by the end of September.

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SCADA: Mr. Anderson presented information to convert the District to an Integrated SCADA Control and Communication system. Browns-Hill presented proposal for two different SCADA systems to allow remote access to all District operations data. Mr. Anderson prefers the T-Box system that is expandable. The District could implement the system in multiple phases if needed based on operational priorities but Mr. Anderson would prefer to accelerate the schedule to install the system in 2016. The SCADA system would trend chlorine and other parameters to allow higher confidence level and would assist with trouble shooting. The District needs to complete reports for State regulations, which are now being completed manually and would be done electronically with the SCADA system. The SCADA system would provide continuous notice of the facilities operational status. The SCADA system will also trend parameters for optimum water treatment and quality.

Ms. Andre questioned the cost of installation, which Mr. Anderson reviewed. The Board requested more information on the SCADA System and installation process before making a decision.

Mr. Allbright questioned installing a second tank at the end of the line that could assist with fire flows, and reliability. A second tank wouldn't help with water quality and the need for water system flushing's. The District is forecasting installing a mixing system that will help with water quality. The Board discussed the advantage of having a smaller tank as a back-up during tank repairs.

Ms. Andre reported on air release valves to reduce air building up at high points. There are currently thirty-five release valves. Discussion followed on options for reducing air vents, adding a daylight drain, and extending the vent. Ms. Andre will make a recommendation on best option for each air release valve.

Dam Update: Mr. Anderson and Mr. Collier met with Casey Robinson and Greg Glunz on site. The hydrology report is being reviewed by local State representatives. Three alternatives have been presented for the dam; option one would have three gates with the ability to connect to the hydro plant for \$759,000. Option two would have three gates without the option to connect to the hydro plant for \$650,000. There could be a cost difference depending on the pen stock availability. Option three is installing a different drum screen with no price provided. Ms. Andre questioned maintenance. Mr. Anderson is awaiting the final plan and recommendation. Wind Walker has expressed interested in the project.

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It would be a benefit to all property owners to proceed with the dam project to control lake levels and water control. Staff is looking at all options to determine the best option for the dam and aquatic life.

CEC Solar Array: Mr. Anderson included information on the CEC Solar Array panels in the Board packet. The Board approved solar panels at a previous meeting and is looking for input from property owners. CEC has limited number of solar panels remaining. The District would have the ability to transfer panels to another meter. The Board discussed presenting the concept at December Catamount Residential Owners Association (CROA) meeting. Mr. Baldinger is opposed to the idea of using District funds for an investment that may take several years to recoup. Mr. Baldinger believes it is a positive political statement but not a benefit to the District. Mr. Baldinger canvassed multiple property owners and no one is in favor of the concept and believes the payback is not justifiable.

Director Kerr indicated the District is fronting \$31,000 for a sixteen year payback. Mr. Weaver further explained the District would use existing funds to see a return for at least 25 years. The Board agreed to defer the purchase decision until 2016 after announcing the plan to purchase the panels in the year end newsletter to see if any owner input is received. Information on the dam update, equestrian facility options, and other matters will also be included in the newsletter.

Advanced Metering Analytics: Meters have been installed at the Ranch properties and all endpoints are working. Meters will be installed on the Lake properties within the next month. A mobile app is available for customers to see their individual usage. Mr. Anderson and Mr. Collier will contact each owner to provide information on the mobile app and website access. An article will also be included in the newsletter. The price of the Badger meters has been reduced so Mr. Anderson recommended anyone wanting more information on water usage should purchase a new meter. All new construction will have the Badger meters that read to the 1/10 gallon usage.

Painting Bids: Mr. Anderson presented two painting proposals from larger local painting companies. Both bids were comparable. An additional proposal from an independent contractor with rough estimate was submitted. The Board agreed to use the independent contractor for smaller jobs in the community. The Board approved using Lawton Painting Company, with the stipulation they extend a 10% discount for all buildings that were included in the 2015 budget.

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Financial & Administrative Matters

June 30, 2015 Financials: Mr. Weaver reviewed the June 30, 2015 financials. The balance sheet shows the low interest rates being earned on the District funds. The profit and loss statement was reviewed which includes the 2016-2018 preliminary budgets. Revenues are above budget due to three taps fees being collected. Expenses are running favorable to budget.

Mr. Weaver is forecasting the District will need to continue to collect assessments to operational and capital expenditures due to the slow rebound of the assessed valuations. The effects of implementing the long-range capital plan, short and long-term projects, and potential state requirements for plant upgrades were all discussed and at this point the general annual revenues of the District appear adequate to meet the upcoming needs. By motion duly made and seconded it was unanimously

RESOLVED to approve the June 30, 2015 financial statements, accounts receivable, and accounts payable as presented.

October Meeting

The Board agreed to move the meeting to October 19, 2015.

Adjournment

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

RESOLVED to adjourn the Regular Meeting of the Catamount Metropolitan District Board of Directors this 10th day of August, 2015.

Respectfully submitted,



Eric Weaver
Secretary for meeting