
RECORD OF PROCEEDINGS

Minutes of the Regular Meeting Of the Board of Directors Catamount Metropolitan District October 8, 2012

A Regular Meeting of the Board of Directors of the Catamount Metropolitan District, Routt County, Colorado, was held October 8, 2012 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
- Eric Wilson
- Darlinda Baldinger
- Suzanne Turner

The following Directors were absent and excused:

- John Holloway

Also in attendance were:

- Jim McRoberts, President, Catamount HOA
- Brad Price, Catamount Club Manager

Staff Personnel:

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

Call to Order

The Regular Meeting of the Board of Directors of Catamount Metropolitan District was called to order by Director Baldinger on October 8, 2012 at 3:00 p.m. noting a quorum was present.

Minutes

The Board reviewed the Regular Meeting minutes of the August 13, 2012 meeting. Upon motion duly made and seconded it was unanimously

RESOLVED to approve the Meeting minutes of August 13, 2012 as presented.

Hydro Update

Part of a recovery agreement being negotiated with Fish and Wildlife includes language that could require water releases from the lake. The Board was not comfortable with this and upon motion duly made and seconded it was unanimously

RESOLVED to approve the expenditure of a maximum of \$1,500 for additional attorney's fees to negotiate this out of the agreement.

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Dam Update Mr. Anderson stated that the dam received a clean bill of health when inspected by the state this year, however he would like to have the District engineer look at the stop logs and concrete in the spillway in the upcoming year. He stated \$20,000 has been budgeted for dam upkeep in 2013.

Fishing Update Mr. Brad Price stated that there is a fishing committee which met three times this year with the main goal of making sure that the assets of Catamount waters and the Catamount members rights are protected. The fishing committee has incorporated a system to charge members a reservation deposit which is then waived when the member checks in. He also said the gate at Harrison Trail has helped to monitor the usage.

Gates Update There was brief discussion of installing a pedestrian gate at the Harrison Trail entrance. Mr. Anderson feels that this can be installed with relatively minimal cost and the Board agreed that he should proceed after discussing it with the project donors. In regards to a potential gate at the Ranch, CROA will be sending out a letter to owners to gather input and at the last meeting the feedback received was mostly supportive. If it is determined to move forward with the project in 2013, like the Lake, it would be funded using private donations.

Guardrails Mr. Anderson stated that he had a phone call from Ms. Morgenstern with concerns over the safety of a particular stretch of the roadway where Mr. Morgenstern's car went off the roadway. Mr. Anderson and the Board agreed that this was a legitimate concern and upon motion duly made and seconded it was unanimously

RESOLVED to approve the expenditure not to exceed \$16,000 to add guardrails to these areas, the funding for which will come from savings in the 2012 road repairs budget.

Legal There were no legal matters for discussion.

**August 31, 2012
Financial Report** Mr. Weaver reviewed the financial report for the period ending August 31, 2013. Upon motion duly made and seconded it was unanimously

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

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2012 Amended Budget & 2013 Budget Hearings

Mr. Weaver announced that notice of a public hearing concerning the 2012 amended budget and the 2013 budget had been published in the Steamboat Pilot as required by State statute. Director Baldinger opened the public hearing to take comments on both. Mr. Weaver stated that the 2012 budget needed to be amended to account for the additional expenditures for the gate at the Lake, which will be offset by corresponding donations. For the 2013 budget, since 2013 is not a revaluation year, assessed values have remained consistent with 2012 and therefore the annual fee per lot will remain at \$1,500. Mr. Weaver then reviewed expenditures, which also remain relatively consistent with 2012. There were no comments by the public and the hearings were closed. After discussion and upon motion duly made and seconded it was unanimously

RESOLVED to approve the 2012 amended budget; and

FURTHER RESOLVED to adopt the 2013 budget; and

FURTHER RESOLVED to certify a net 30.00 mill property tax levy consisting of 30.000 mills for operations, 8.316 mills for debt service, and a temporary mill levy credit of 8.316 for collection in 2013, subject to minor adjustments which may result from the final certification of assessed values; and

FURTHER RESOLVED to appropriate the funds for expenditure in 2013 as reflected in the 2013 budget subject to minor adjustments which may result from the final certification of assessed values; and

FURTHER RESOLVED to set the 2013 annual fee for residential properties in the District in the amount of \$1,500 and to set the fee for non-residential property at the theoretical mill levy equivalent rate, calculated in a manner consistent with prior non-residential fees; and

FURTHER RESOLVED to adopt the fee resolution stating the manner of calculating the District's fees.

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Copies of formal resolutions adopting the budget, certifying the mill levy, appropriating funds, and establishing the manner of calculating fees will be retained in the Districts permanent records.

2012 Audit

The Board discussed the audit engagement letter for the 2012 District audit. Upon motion duly made and seconded it was unanimously

RESOLVED to renew the engagement letter with Chadwick, Steinkirchner, Davis & Co, PC to perform the 2012 audit of the District.

Accounts Payable

The accounts payable listing for June and July 2012 was reviewed by the Board. Upon motion duly made and seconded it was unanimously

RESOLVED to ratify the payables listing for July and August 2012.

Accounts Receivable

The Board reviewed the accounts receivable listing as of September 28, 2012. It was noted that two accounts are at least 90 days past due. The two were sent intent to lien letters and liens will be filed in the coming days. Upon motion duly made and seconded it was unanimously

RESOLVED to approve the accounts receivable listing as of September 28, 2012.

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 8th day of October, 2012.

Respectfully submitted,



Eric Weaver
Secretary for meeting