
RECORD OF PROCEEDINGS

Minutes of the Special Meeting Of the Board of Directors Catamount Metropolitan District March 9, 2015

A Special Meeting of the Board of Directors of the Catamount Metropolitan District, Routt County, Colorado, was held March 9, 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
- Suzanne Turner (By Telephone)

The following Director was absent and excused:

- Eric Wilson

Also in attendance were:

- David Baldinger, Sr.
- Michael Burks

Staff personnel:

- Eric Weaver, Marchetti & Weaver, LLC (via phone)
- Cheri Curtis, Marchetti & Weaver, LLC (via phone)
- Joel Anderson, District Manager
- Kevin Collier, Assistant District Manager
- Mark Hamilton, Esq. (Joined the meeting at 4:45 p.m.)

**Call to
Order**

The Special Meeting of the Board of Directors of Catamount Metropolitan District was called to order by Director Holloway on March 9, 2015 at 3:00 p.m. noting a quorum was present.

Minutes

The Board reviewed the Regular Meeting minutes of the February 9, 2015 meeting. Upon motion duly made and seconded it was unanimously

RESOLVED to approve the February 9, 2015 Regular Meeting minutes as presented.

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Operations Matters

Solar Array: Mr. Anderson provided information to the Board on the option to purchase 40 solar array panels through the Clean Energy Collective (CEC) that would offset the estimated electrical usage of the Metro Ranch maintenance facility. The net purchase price would be \$31,232 and it is estimated it would take sixteen years to recover the initial cost. The system has a 25 year warranty and is estimated to have a 50 year life. System maintenance and insurance are covered within this payback since a portion of the revenue generated is placed into a trust specific to this array to cover such costs. The Board questioned whether it would be better to install panels at the Metro Ranch, noting that system maintenance, potential required approval from the Yampa Valley Land Trust, the requirement of an interconnect agreement with Yampa Valley Electric, and less production due to Steamboat weather would all need to be considered. Mr. Anderson noted that another meter would be required for the lights that Larry Richmond had been paying through the lease agreement that is set to expire. By motion duly made and seconded it was unanimously

RESOLVED to approve the purchase of 40 solar panels through the CEC, subject to investigating options for installing solar at Metro Ranch if deemed to be a better option for the District.

Automated Meter Readings: Mr. Anderson reported that CROA has agreed to contribute \$15,000 towards the automatic meter reading system, which has a total cost of approximately \$21,000. The new system will allow both District employees and the end user to monitor usage. The life of the device would be at least ten years. Director Turner expressed disappointed with limited life of technology to which Mr. Anderson reported other options use central towers which would require multiple towers throughout Catamount. Mr. Anderson also note that some owners may not be interested in having the system installed, to which the Board felt an additional fee should be charged since this will require additional staff time to manually monitor their meters. By motion duly made and seconded it was unanimously

RESOLVED to continue with the purchase and implementation of the new Badger Orion Cellular Endpoint and charging an impact fee to property owners not converting to the new system.

Reserve Study: Mr. Anderson noted that the final reserve study is not yet complete but has been promised it will be available for the May meeting. Mr. Weaver noted that the preliminary summary included in the Board packet shows annual expenses averaging about \$220,000 (not including cost escalations) for the

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first 10 years, which is relatively in-line with the annual funding of reserves the District has been doing for a number of years now.

Dam Hydrology Report: The draft report summary was distributed. It was noted there are errors in report that will be corrected. The District would need to meet 90% of the requirements for State Engineer's Office or 100% of Federal requirements. The stop log channel project may have to be altered depending on the final conclusion of the report.

Status of Hydro, FERC, and Windwalker Appeal: Director Holloway reported that it would cost the District \$3,000 to file a stay on the Appeal by Windwalker Ranch and the Board agreed that it would not be in the best interest of the District to fund such costs.

If the project were to move forward, several items, with significant cost implications, need to be completed by August or the permit will expire. Mark Hamilton joined the meeting at 4:46 p.m. to answer questions and provide guidance. Director Turner noted that since the project does not have a developer, does not have a power purchase agreement, and therefore is not yet proven to be financially feasible that she would be in favor of surrendering the permit at this time. A motion was duly made and seconded to surrender the permit, however as the voting was 2 in favor (Directors Turner and Baldinger) and 2 opposed (Directors Holloway and Kerr), the motion did not pass. The Board agreed that the input of Director Wilson is needed on the matter and will reconsider the matter at the May meeting.

Equestrian Sub-Committee Update: Mr. Anderson reported the Equestrian Sub-Committee met and determined the Lake is better than Metro Ranch for an equestrian facility and near the waste water facility would be the best place location. A second option would be to purchase existing Windler ranch adjacent to Catamount. Mr. Anderson presented maps of the two options. A trail system could be established with the Club for horses, pedestrians, and bicycles. There are five paddocks on the Windler property with the need for the District to build additional indoor horse storage paddocks.

With the Richmond lease ending by June 30, 2015, the District could lease out the summer pastures at Metro Ranch for a small fee with the property being self-maintained, including both fencing and pasture maintenance. The property could house up to ten horses with the existing facility. There is one existing structure and the Board could consider allowing additional facilities as long as they met DRC guidelines.

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Dennis Kuntz has expressed interest in a multi-year lease to improve fields and increase hay production. Mr. Kuntz would be interested in allowing the District to with property owners on horse boarding and hay purchases.

After discussion by the Board and input from community members present, the Board was in consensus to not purchase or build any facilities for equestrian operations but will continue to look into allowing owners to board their horses at Metro Ranch, either on their own or through a lease arrangement with the District with the intent that revenue from an equestrian operations would cover expenditures.

Legal Director Holloway stated that he was not aware of any legal issues at this time.

**Financial &
Administrative
Matters**

Mr. Weaver briefly reviewed the December 31, 2014 financials noting that the District finished the year favorable to budget. The Board also reviewed the accounts receivable and accounts payable reports. By motion duly made and seconded it was unanimously

RESOLVED to approve the December 31, 2014 financial statements, accounts receivable, and accounts payable.

Adjournment

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

RESOLVED to adjourn the Special Meeting of Catamount Metropolitan District Board of Directors this 9th day of March, 2015.

Respectfully submitted,



Cheri Curtis
Secretary for meeting