
RECORD OF PROCEEDINGS

Minutes of the Regular Meeting Of the Board of Directors Catamount Metropolitan District February 8, 2016

A Regular Meeting of the Board of Directors of the Catamount Metropolitan District, Routt County, Colorado, was held February 8, 2016 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:

- Todd Cooper, President CROA
- Rick Restall

Staff personnel:

- Eric Weaver, Marchetti & Weaver, LLC (By Telephone)
- Cheri Curtis, Marchetti & Weaver, LLC (By Telephone)
- 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 February 8, 2016 at 3:00 p.m. noting a quorum was present.

**Changes to the
Agenda**

There were no changes.

Minutes

The Board reviewed the Special Meeting minutes of the October 19, 2015 meeting. Upon motion duly made and seconded it was unanimously

RESOLVED to approve the October 19, 2015 Special Meeting minutes as presented.

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Operations Matters

Community Horse Facility: Todd Cooper questioned the purpose of the District being involved in equestrian operations. Mr. Anderson clarified the original plans for Catamount included equestrian facilities with stalls potentially being attached to the wastewater treatment facility. Currently a Catamount Ranch property owner is boarding horses on the property adjacent to the maintenance facility on Highway 40.

Orlando Gonzalez is heading up the committee to explore adding equestrian facilities for property owners with the cost covered by the participating property owners. Mr. Gonzalez has discovered there is interest in horse boarding, but currently Catamount property owners have their horses boarded elsewhere and are not planning on moving them.

Property owners expressed concerns with investing individual money with no guarantee in place once the facilities are conveyed to the District. Director Kerr clarified the Board is not willing to build facilities or provide staff for boarded horses.

Mr. Anderson reported there currently are no plans for equestrian operations at the Lake property. The Roche's are boarding their two horses over the winter at the Ranch property. Mr. Anderson will update the Board on the costs to repair or replace the current barn, which includes moving electrical service, at the next meeting. The Board discussed possibly removing the existing barn, because its foundation has failed, and not building a replacement barn. Discussion followed on the possibility of allowing Club members to use the proposed equestrian facility if the Club is interested in participating financially.

Regarding fences that need repair or replacement, it was noted there are funds in the 2016 budget for fence improvements on the Ranch side of Highway 40, near the driving range. Placement of the fence was discussed. Joel will get an estimate and more accurate costs and will provide such information to the Board at the May meeting.

Dam Update: The State is reluctant to approve the hydrology study review until the new extreme rainfall study is complete in March of 2018. Mr. Anderson is working with AECOM to conduct a new stop log inspection.

Options for replacement of the stop logs with a similar structure were previously presented and reviewed by the Board. The Board is considering moving forward

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with option D2 for \$90,000. The Board discussed the possibility of hiring an independent engineer to determine if the project is necessary at this time.

Mr. Anderson has been working with representatives from Windwalker to keep them updated on the Districts plans for the dam stop log replacement.

The Board discussed installing a safety railing near the outlet. Mr. Anderson presented an option to install a five-rail safety railing near the outlet structure for approximately \$4,000. One half of the project to be funded by the Club and the District could possibly use funds from the Colorado Special District Property and Liability Poll Safety Grant to offset its costs. The Board approved the installation of the safety railing near the outlet.

Algae Control in the Lake: Staff has received complaints regarding the algae and associated odor in the Lake. Mr. Anderson presented a proposal from SolarBee from Freshwater Water Circulation Equipment for a device that can be put into the lake in certain affected areas to reduce the algae. The Club has expressed interest in participating to clean-up the Lake. The Board discussed allocating the costs to improve the quality of the water between the District, the Club and CROA. Mr. Anderson will research further and report back at a future Board meeting.

Water Storage Tanks: Circulation of the water in the storage tanks, to avoid freezing, may require electrical service be provided to the tanks, with costs not determined, as yet. It was discussed that power may be required at the site, regardless if District proceeds with installing the circulation equipment, for added security and monitoring capabilities. Mr. Anderson will research further to determine if the solar or electric option would most beneficial.

Director Holloway has received information regarding the erosion around docks on the Lake. Discussion followed. Mr. Anderson noted procedures to stabilize the area.

Administrative & Financial Matters

2016 Meeting Dates – The 2016 Meeting calendar was presented. By motion duly made and seconded it was unanimously

RESOLVED to approve the 2016 meeting dates as presented.

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Posting Locations – The posting notice resolution was presented designating the Golf Clubhouse as the 24-hour posting notice location. By motion duly made and seconded it was unanimously

RESOLVED to approve the posting locations resolution as presented.

Records Retention – The records retention resolution was presented. By motion duly made and seconded it was unanimously

RESOLVED to approve the records retention resolution as presented.

ICMA Restatement Plan – The ICMA Restatement Plan was presented, noting that a change was made to allow employees to contribute additional amounts to the plan without an increase to the District contribution. By motion duly made and seconded it was unanimously

RESOLVED to approve the ICMA Restatement Plan as presented.

Marchetti & Weaver Engagement Letter – The Marchetti & Weaver, LLC engagement letter was presented by Mr. Weaver, noting that he will no longer be required to have a compilation letter accompany the financial statements. By motion duly made and seconded it was unanimously

RESOLVED to approve the Marchetti & Weaver, LLC engagement letter as presented.

Out of District Fees – At the request of the out-of-District property owner, Victor Morgenstern, the Board reviewed the schedules of fees and costs related to the Catamount Drive road maintenance. There is approximately 14,000 feet of roads from Highway 40 to the Morgenstern property. The road is accessible by twenty-five Catamount Ranch lot owners and is used by others, including Club members, and their guests, using the golf course. The Board has the ability to review the costs and adjust the out-of-district fees. By motion duly made and seconded it was

RESOLVED to not reduce the out-of-district costs for the road access and continue with the CPI increase annually.

Director Baldinger abstained from voting.

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December 31 Financial Statement – Mr. Weaver reviewed the December 31, 2015 financials. Expenses came in under the 2015 budgeted amount, allowing additional funds to be transferred for reserves. By motion duly made and seconded it was unanimously

RESOLVED to approve the December 31, 2015 financial statements as presented.

Accounts Payable List – The accounts payable lists were reviewed. By motion duly made and seconded it was unanimously

RESOLVED to approve the accounts payable as presented.

Accounts Receivable List – The Board discussed the billing process and the timing of the dates due. By motion duly made and seconded it was unanimously

RESOLVED to approve the accounts receivable list as presented.

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 8th day of February, 2016.

Respectfully submitted,



Cheri Curtis
Secretary for meeting