
RECORD OF PROCEEDINGS

Minutes of the Regular Meeting Of the Board of Directors Catamount Metropolitan District May 9, 2016

A Regular Meeting of the Board of Directors of the Catamount Metropolitan District, Routt County, Colorado, was held May 9, 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
- Suzanne Turner (Via Telephone)

The following Director was absent and excused:

- Eric Wilson

Also in attendance were staff personnel:

- Eric Weaver, Marchetti & Weaver, LLC (By Telephone)
- 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 May 9, 2016 at 3:00 p.m. noting a quorum was present.

Changes to the Agenda There were no changes.

Minutes The Board reviewed the Regular Meeting minutes of the February 8, 2016 meeting. Upon motion duly made and seconded it was unanimously

RESOLVED to approve the February 8, 2016 Regular Meeting minutes as presented.

Administrative Matters **Oaths of Office** – There were no more candidates than positions available so the May 2016 Election was canceled and the three candidates were elected by acclimation. The Oaths of Office were administered to Suzanne Turner, Darlinda Baldinger, and Donna Kerr.

RECORD OF PROCEEDINGS

CATAMOUNT METROPOLITAN DISTRICT May 9, 2016 Meeting Minutes

Election of Officers – The Board agreed to keep the officers in place as follows:

John Holloway, President
Eric Wilson, VP/Secretary
Darlinda Baldinger, VP/Treasurer
Suzanne Turner, VP/Asst Secretary/Treasurer
Donna Kerr, VP/Asst Secretary/Treasurer

Financial Matters

March 31 Financial Statement – Mr. Weaver reviewed the March 31, 2016 financials. The balance sheet was reviewed noting the 2006 bonds will be paid off in June and the related reserve account with Vectra Bank will be closed. The revenues and expenses are tracking close to the 2016 budget. Mr. Weaver is anticipating the assessed value will increase for the 2018 budget which will allow for decrease in the mill levy and/or operations fee. By motion duly made and seconded it was unanimously

RESOLVED to approve the March 31, 2016 financial statements as presented.

Accounts Payable List – The accounts payable lists were reviewed. Director Kerr questioned the payment to ATI. Mr. Anderson explained it was for equipment for the clarifier that although is currently not required by the State, will potentially be required at some point. 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. There was a question on one account related to the billing address. Staff will verify AmCoBi has the correct mailing address. By motion duly made and seconded it was unanimously

RESOLVED to approve the accounts receivable list as presented.

2015 Audit – The draft audit will be provided to the Board through email for comments and ratified at the August meeting. The audit will be submitted to the State Auditor by July 31, 2016

RECORD OF PROCEEDINGS

CATAMOUNT METROPOLITAN DISTRICT May 9, 2016 Meeting Minutes

Operations Matters

Road Bids – Mr. Anderson requested proposals from several companies for the road overlay. The only proposal received was from Connell Resources. The proposal is for Catamount Drive from Highway 40 to past the Catamount Club, Hudspeth Lane, and McWilliams Drive. Catamount Drive and Hudspeth Lane will be schedule for June. McWilliams Drive will be overlaid in the fall hopefully in conjunction with paving of Lake lot 31 driveway. The intersection of CR 18 and McWilliams Drive will be repaired during the overlay. The total proposal including shouldering is \$142,500, which is within the budget by using the overlay and road maintenance budgets. The proposal includes milling of the road on the bridge on Catamount Drive. The Board recommended the District hire an engineer to inspect the bridge before completing the overlay. The cost for Catamount Drive is \$78,000 and Hudspeth Lane is \$20,000. If construction on McWilliams Drive does not begin in 2016, Danvers Road will be substituted for McWilliams Drive. The District's roads held up great over the winter of 2015-2016. The only roads with damage were Danvers Road, McWilliams Drive and Hudspeth Lane. The Walton Creek and Harrison bridges will be inspected this year. By motion duly made and seconded it was unanimously

RESOLVED to approve the contract with Connell Resources for the amount of \$142,500 for the overlay on Catamount Drive and Hudspeth in June and either McWilliams Drive or Danvers Road in the fall.

Clean Energy Collective – As previously discussed, the District could purchase forty solar panels for \$31,000 for energy conservation with a payback over several years. The Board has received comments that the District should not be involved in the Clean Energy Collective. Individual Board members expressed support of the program, but it was agreed there is not enough community support to proceed with the project. Discussion on the Clean Energy Collective was tabled indefinitely.

Lake Bank Stabilization – There were two options presented to stabilize the banks around the Lake. The owners of Lake Lot 3 would like to stabilize the bank around their dock. Medora stated any improvements would need to be presented to the DRB. The Board will not approve any improvements on District property. The Board questioned whether the discussion on improvements to stabilize the bank around the lake is a District, CROA, or DRB issue. The Board discussed the three lots immediately affected; Lot 3, Lot 10 and Lot 40 (Trout 123, Hasselden & Wilson) that may need improvements. The Board discussed not requiring only one option for improvements. Mr. Anderson suggested the District make a recommendation to the DRB.

RECORD OF PROCEEDINGS

CATAMOUNT METROPOLITAN DISTRICT May 9, 2016 Meeting Minutes

Director Kerr suggested sending a letter to the property owners on the lake presenting the options available for bank stabilization improvements and also notify them they will need DRB approval before any improvements can be made. There were seven properties identified that should receive correspondence on the bank stabilization options. Medora suggested there be a coordinated effort for all property owners. Per Medora, bank erosion does need to be controlled. Mr. Anderson will draft a letter that can be sent to all lake lot owners.

Community Horse Facility: Medora has indicated an equestrian facility could not be approved on a conservation easement. With the Peterson's currently building an equestrian facility, this issue is no longer a District concern.

Dam Update: An inspection of the stop logs was completed before the lake thawed but the engineer could not give a good opinion about refurbishing the stop logs without further inspection of the logs off site. The Engineer recommended staff continue to monitor stop logs and make plans to replace the logs based on the cost estimate received for approximately \$90,000.

The State Fish Biologist met with Mr. Anderson and recommended a fish net be installed to keep the predatory fish in the lake. The next meeting with the State representatives will be on June 2 or 3, 2016 to discuss the project. The State is planning to make improvements to Elkhead and Rifle Reservoirs in 2016. Mr. Anderson questioned whether to proceed with replacing the stop logs in 2016 or wait until the State schedule for installing fish nets on reservoirs is available. Director Baldinger questioned whether financial assistance was available from down lake parties. Mr. Anderson stated they were not interested. If the District were to replace the stop logs, the Board would need to approve the action today to replace the stop logs this fall. It was noted replacing the stop logs is the District's only option at this time, due to State requirements. The Board discussed whether to proceed with replacing the stop logs and allow the State Fish Department to work on their own schedule, or encourage the State to proceed with the installing the fish nets at the lake this year.

Mr. Anderson could get with AECOM and be prepared to replace stop logs in the fall. It will take years until the hydrology report is completed.

The estimated cost to refurbish existing logs is \$15,000. Equipment will be needed to move the existing stop logs. By motion duly made and seconded it was unanimously

RECORD OF PROCEEDINGS

CATAMOUNT METROPOLITAN DISTRICT May 9, 2016 Meeting Minutes

RESOLVED to approve proceeding with the project to replace the existing stop logs with new steel stop logs at \$90,000 and refurbishing the existing stop logs at \$15,000.

Director Holloway requested the engineers investigate options to reduce the noise. Director Turner confirmed the project will benefit the Albrights and all lake users. New seals will be installed on the existing logs when the divers are on site.

Algae Control in the Lake: Mr. Anderson presented an \$8,000 proposal for a water circulator that operates from an air compressor for the lake. There is a less expensive option but it doesn't cover as big of an area. There are three areas that need to be addressed; the District boat ramp, the intake structure for irrigation and water feature for the Cabins and Cottages, and the Club swimming area and Outfitter Center. The Board discussed the issues with the system that is creating the odors. Mr. Anderson will have more information on algae control after the supplier visits the site later in May.

Lake and Water Tank Aeration – Mr. Collier reported the tanks have different levels of temperatures, causing stratification and the chlorine to break down quicker. By installing mixers in the tank, it would prevent the ice from forming, and maintain a better water quality. Staff would like to install radio communication on the tanks. The cost to install electric lines to the Lake water tank is \$34,920 and \$28,260 for the Ranch tank. The District would need to hire an electrician to install electric to tanks for approximately \$5,000; \$2,000 for labor and \$3,000 for materials.

Staff is looking at new venting and a sanitary access door. The Reserve study shows \$180,000 to maintain each tank. The Reserve study includes installing a temporary tank, making improvements to the existing tank and then taking the temporary tanks offline. There are no major road projects forecast after 2017 until 2022. Temporary repairs are being made with underwater epoxy. Staff is recommending the District budget installing power to the Ranch tank at \$28,260 in 2017. In 2018 budget installing power to Lake tank for \$34,920. Repairs can be made to the Ranch tank in 2019 and the Lake tank in 2020. The District could install the mixers after the electricity is installed to the tanks. Estimates are being considered from both SolarBee and Pax for both electric and solar power to the tanks. Pittsburg Tank is working on an estimate for painting the tanks. The Board agreed with the plan. Director Holloway recommended looking at the solar options.

RECORD OF PROCEEDINGS

CATAMOUNT METROPOLITAN DISTRICT
May 9, 2016 Meeting Minutes

Garage Door Bid – Mr. Collier recommended installing two garage doors on the open stalls on east end of sheds. The proposal to install two garage doors is \$1,775. The Board agreed to proceed with the proposal.

Barn Demolition Bid – Mr. Collier stated there is no foundation in the barn. Staff received a bid for demolition for \$19,000. There is decent barn wood inside the building that could be recycled. There is power to barn that continues to run to horse stall. Midwest electric provided a proposal for \$2,500 to run the electric from the six stall shed to the horse stalls. The Board requested additional bids for demolition.

It was agreed if the Roche's need power to the horse stalls, it would be at their cost.

Fence Proposal – Mr. Anderson presented a map of the area on parcel 40 bordering the golf course. There is 30 to 50 acres of unfenced property. Dennis is willing to install the fence if the District purchases the material. The second option would be the area adjacent to the driving range. The cost for 480 feet of wire fence would be \$5,000. The District received a bid of \$18,000 from a fencing contractor. There will be a cost to the District to maintain the property. Dennis would graze cattle in exchange for the remainder of the contract for the next three years.

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 9th day of May, 2016.

Respectfully submitted,



Cheri Curtis
Secretary for meeting