
RECORD OF PROCEEDINGS

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

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

Also in attendance were staff personnel:

- Orlando Gonzalez
- Bruce Albright
- Brad Price
- 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 August 8, 2016 at 3:00 p.m. noting a quorum was present. [Director Turner joined the meeting at 4:00 p.m.]

**Changes to the
Agenda**

The discussion on homeowner use of Catamount Lake and the Lake algae were moved to the top of the agenda. The pothole on US Highway 40 and the McCulliss additional driveway were added to the agenda.

Minutes

The Board reviewed the Regular Meeting minutes of the May 9, 2016 meeting. Upon motion duly made and seconded it was unanimously

RESOLVED to approve the May 9, 2016 Regular Meeting minutes as presented.

**Operation
Matters**

Lake Usage – It was noted there is more use on the lake both by homeowners and non-homeowners. Brad Price informed the Board the increased usage is

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becoming a safety issue with pontoon boats, the ski boat and paddle boarders all on the lake at the same time. Mr. Price questioned whether there are authorized parties on the Lake that are not going through the Outfitter Center. There was also a question whether unauthorized users were using the Lake. Mr. Albright informed the Board of problems with fisherman not using proper fishing etiquette and fishing outside of the Club property. Mr. Price reported Dave McAtee with the Outfitter Center is looking for direction from the Board. It was discussed whether all Lake users should check in with the Outfitter Center for any non-normal usage.

After the recent ice fishing incident, signage was installed around the Lake stating “Private Property – Club and Property Owners Only.” Mr. Albright believes educating property owners of the rules would be beneficial. Mr. Price noted it is difficult to enforce rules with both Club and Property Owners.

The Board directed Mr. Price to provide homeowners with the Outfitter Center phone number to be able to check-in with the Outfitter Center prior to launching a boat for any non-owner using an owner’s boat. Mr. Price will attend the next meeting to follow-up on the lake usage.

The safety issues were discussed with no resolution.

Lake Algae – Mr. Anderson informed the Board the options to address the Lake algae are very expensive. Testing is being done to determine if the algae is actually blue/green algae. The Solar Bee system would require the installation of six systems to be effective. The Solar Bee systems are independent using Solar power with GPS.

The second option presented would be to protect the irrigation system intake area. Currently the system runs from 6:30 a.m. to 10:00 p.m. The Board agreed to table the discussion on the Lake algae at this time.

Mr. Price left the meeting at 3:55 p.m.

Bank Stabilization – Director Wilson reported he is looking at options using fabric and rocks for bank stabilization and is considering a block wall near the dock on his property. Director Wilson is hoping to have the bank stabilization work completed in October. Director Wilson’s plans need to be presented to the DRB for approval. Director Holloway noted there are large rocks in the lake that could be used for bank stabilization. The Board discussed bringing the lake level

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down in early October to allow property owners a window to complete bank stabilization projects.

Director Turner joined the meeting at 4:00

Stop Log Project – Mr. Anderson distributed the one proposal AECOM received to replace the stop logs from Duckels \$167,000. AECOMM presented a proposal for \$34,132 to provide design and construction services for the project. The Board agreed to request design plans that include the cost for engineering and material for the project. The Board agreed to have AECOM complete the plans and then bid out the project using one contractor for the project. The plan approval process should take three to four months. By motion duly made and seconded it was unanimously

RESOLVED to approve AECOMM's proposal and to proceed with services to prepare plans for a cost not to exceed \$34,132.

Water Tank Aeration – The ultrasonic system was replaced with a pressure transducer, which is more reliable. Having electricity available at the tanks would be beneficial for mixing, SCADA, and painting. Mr. Anderson would like to include providing electricity to the water tanks in the 2017 budget. The estimate to run electrical lines to the tank on the Lake side is \$34,920. Mr. Weaver suggested looking at cost savings if both projects were completed at the same time. The mixers are approximately \$5,000 and Mr. Anderson would prefer to include mixers in the 2017 budget while running electricity to the tanks.

Barn Demolition – Three parties have looked at the barn wood but no one has been interested in the lumber. The estimate from Duckels to demolish the barn is approximately \$4,800. The Board requested Mr. Anderson confirm with Duckels the bid is for the District barn and not the Golf Course barn. Mr. Gonzalez reported he may know of someone interested in the barn wood. By motion duly made and seconded it was unanimously

RESOLVED to approve the proposal from Duckels for \$4,200 to demolish the barn, unless another party is interested in the wood.

McCulliss Driveway

The owners have received DRB approval for a variance to install a second driveway. The Board's only comment is the driveway can have no effect on the snowplowing of the road.

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Highway 40

Pothole

Mr. Anderson informed the Board there is an ongoing problem with a pothole on Highway 40 where the bore was completed for the water line. CDOT is watching for water leaks at this location. There is a meeting scheduled this Thursday with CDOT to look at the area. Mr. Anderson wanted the Board to be aware of a potential issue.

Backhoe

Wagner Equipment found a 2014 backhoe for the District for \$80,000. There is an option to purchase a snowplow attachment for \$13,000. The additional snowplow would be beneficial for moving snow and could possibly save the District some money that is currently being spent to have Duckels push snow back from the road. By motion duly made and seconded it was unanimously

RESOLVED to approve the purchase of the plow for the backhoe at a cost of approximately \$13,000.

Other

Matters

Director Holloway noted there is a visible 8” pipe at the dam. Mr. Anderson informed the Board the Inspector noted there is a void area where the fill dirt has settled. The pipe is being used to add dirt to the dam.

The Board noted Staff has been assisting with ditches below the dam. They also spent three days fixing fence on Highway 40. Mr. Anderson explained the work was necessary to protect the District’s assets.

Director Wilson left the meeting at 5:10 p.m.

Financial

Matters

2015 Audit The draft audit was sent to the Board after the May meeting for review and comment. Mr. Weaver reported audit costs came in under budget. The final audit has been filed with the Colorado State Auditor. By motion duly made and seconded it was unanimously

RESOLVED to accept the 2015 audit as presented.

June 30 Financial Statement – Mr. Weaver reviewed the June 30, 2016 financials. The funds maintained in Alpine Bank are minimal due to the low interest rate. The funds in ColoTrust are earning 0.6%. The Vectra Bank account that was being held for the bond that was paid off in June will be closed in October when the CD renews. The revenues are favorable to the 2016 budget. Expenses are under budget in most line items and overall. The Capital reserves

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were reviewed. With the road overlay's completed in 2017, funds will be used for water and sewer improvements. The Dam project is included in the 2017 budget and the District will be able to pay cash for the project, unless it exceeds the budgeted amount. The mill levy and fees will likely remain consistent for 2017. By motion duly made and seconded it was unanimously

RESOLVED to approve the June 30, 2016 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 –By motion duly made and seconded it was unanimously

RESOLVED to approve the accounts receivable list as presented.

Administrative Matters

Part-Time Employee – Staff had previously requested a part-time employee. They would now prefer to contract with firms to paint street signs and repair fence and not hire additional staff. The Board approved the request.

Victor Morgenstern's Billing – After review and discussion, the Board agreed to remain with current calculation for the out-of-District costs to use the road. It was noted there is no mark-up on the costs to the Morgensterns.

Trout 123 LLC Petition – Mr. Anderson obtain the petition presented by Trout 123, LLC that is being considered by Routt County Planning Commission and the Board of County Commissioners. The plans include improvements at the gate adjacent to the Harrison Road. The Board discussed guaranteeing there is an ample turn around area to avoid damage to the District roads. The plans include moving the bridges on the Trout 123, LLC property. Trails will be built for hiking and ATV usage. The existing home will be turned into a museum.

The owners plan to install a new maintenance facility along County Road 18C. The facility will allow equipment parking and repairs along with a meeting room. Employee housing is planned adjacent to the facility. The facility will be adjacent to Harrison Road. The Board is concerned the proposed facility could affect the District's wells in that area along with the turnaround area, sewer, and

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landscaping. The Board agreed to provide a formal response to the Planning Commission stating their concerns. Mr. Anderson will draft the letter for the Board review.

Executive Session

By motion duly made and seconded it was unanimously

RESOLVED to enter into executive session pursuant to §24-6-42(4)(f), C.R.S. to discuss personnel matters at 6:05 p.m.

The Board adjourned from Executive Session at 6:25 p.m.

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 August, 2016.

Respectfully submitted,



Cheri Curtis
Secretary for meeting