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# RECORD OF PROCEEDINGS

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**Minutes of the Regular Meeting  
Of the Board of Directors  
Catamount Metropolitan District  
August 9, 2010**

A Regular Meeting of the Board of Directors of the Catamount Metropolitan District, Routt County, Colorado, was held August 9, 2010 at 3:00 p.m., at the Catamount Ranch Golf Clubhouse, 33400 Catamount Drive, 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
- Eric Wilson
- Darlinda Baldinger
- Gary Ertl

Also in attendance were:

- Bob Wolters
- Michael Burks
- Suzanne Turner
- Alice Sanns
- John Sanns
- Jim Nichols
- Brad Price, Club Manager
- Gary Nelson
- Staff Personnel:
  - Eric Weaver, Robertson & Marchetti, P.C.
  - Beth Ruark, Robertson & Marchetti, P.C, Secretary for Meeting
  - Joel Anderson, District Manager
  - Kevin Collier, District Staff

**Call to Order**

The Regular Meeting of the Board of Directors of Catamount Metropolitan District was called to order by Chairman Holloway on August 9, 2010 at 3:00 p.m. noting a quorum was present.

**Agenda Changes**

The Board reviewed the agenda and as requested by members of the public added a discussion related to Roads under Operations Matters as well as Director appointment at the end of the agenda.

**Minutes**

The Board reviewed the Regular Meeting minutes of May 10, 2010 and the Special Meeting minutes of June 14, 2010 and upon a motion duly made and seconded it was unanimously

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**RESOLVED** to approve the Regular Meeting minutes of May 10, 2010 with minor changes and  
**FURTHER RESOLVED** to approve the Special Meeting minutes of June 14, 2010, as presented.

**Calendar** The next scheduled meeting is set for October 11<sup>th</sup> but may be canceled if not needed. The final meeting of the year will be on November 8<sup>th</sup> where the 2011 budget will be adopted by the Board.

**Operations Report** **Metro Ranch Shop & Office**

Mr. Anderson explained to the group that the Metro Shop and Office project was put out for request for qualifications and from the resumes submitted the Board then narrowed down to field to six contractors who were asked to bid on the project with HLCC coming in as the low bidder by approximately \$60,000. At the last Board meeting there were a number of value engineering ideas that were discussed and the Board approved the contract with HLCC subject to determining a final contract price for these items which ended up reducing the contract price by roughly \$32,000.

The Board reviewed the final contract and upon a motion duly made and seconded it was unanimously

**RESOLVED** to ratify the approval of the final contract in the amount of \$666,150.

Mr. Weaver noted that two changes were needed to the contract. The first is that the state law requires Metropolitan Districts to withhold 10% retainage on the first half of the project and 0% on the second half, bringing the end retainage to 5%, rather than just withholding 5% throughout the contract. This will need to be discussed with the contractor. The second issue is that state law also required that contracts have payment bonds as well as performance bonds in the amount of at least 50% of the contract amount. The original bid from HLCC showed a cost of \$10,500 for bonds which will need to be added back in as a change order to the contract. Upon a motion duly made and seconded it was unanimously

**RESOLVED** to direct Mr. Anderson to have HLCC revise the retainage withholdings and

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**FURTHER RESOLVED** to approve a change order to add payment and performance bonds in the amount of 50% of the contract price.

Mr. Anderson stated that the Army Corps of Engineers is requiring the District to provide 0.02 acres of wetlands mitigation credits for wetlands being removed from the site. Finger Rock Preserve has offered to sell the District the needed credits at a cost of \$2,200. Upon motion duly made and seconded it was unanimously

**RESOLVED** to approve the purchase of 0.02 acres of wetlands mitigation credits from Finger Rock Preserve in the amount of \$2,200.

### **Harrison Trail Entrance**

Mr. Anderson reported that this project is nearly complete and has made the turn stand out as an entrance into private Catamount roads.

There was brief discussion of the need for security at this location for the Labor Day Holiday to remind bikers that the roads are private. As the District has already exhausted its security budget Mr. Holloway will send a correspondence to the Owner's Association so see if they are interested in funding security over Labor Day.

### **Dam Plans**

After brief discussion, it was determined that the Dam Project will not proceed this fiscal year due to the construction of the shop facility and that it should be evaluated in upcoming meetings to determine the best scope and timing for the project.

### **Multi Modal Parking**

There was brief discussion of the County wanting to install a port-o-let at the entrance to the lake. However, since the property is owned by the District and the District is already trying to reduce parking and traffic at the site the idea seems to have been abandoned and no action was needed by the Board.

### **Out of Service Agreement**

Mr. Anderson stated that there are no updates at this time.

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### **Fishing Rights for Metro Owners**

Mr. Price arrived and reported that he recently compiled information from multiple documents related to hunting, fishing, and recreation activity rules and regulations inside of Catamount and produced a summary to use as a communication tool with homeowners. Mr. Price suggested that the Owner's Association also get involved in this document in order to present a unified and consistent message. Mr. Anderson will review the document on behalf of the District. After discussion and upon motion duly made and seconded it was unanimously

**RESOLVED** to approve the document subject to any corrections or comments within one week.

### **Roads**

Mr. Nichols informed the Board that the golf course roads have inconsistency in their widths with the majority of the roads being 22 feet wide but in the newly paved section this was reduced to only 20 feet which he feels is a safety concern. Also, he is unhappy with the patchy repairs that have been done and believes it hurts the quality of the subdivision. He asked if it would be possible to get bids to pave the remaining chip seal sections, excluding Barber Trail which is a less traveled road in good condition, and to widen the area recently paved at only 20 feet wide to 22 feet wide.

Mr. Anderson reported that the decrease in road width was not intentional and that he did not have an issue with doing future overlays at a width of not less than 22 feet wide. The Board noted that the road budget for 2010 has already been used but that the District will look at making the recommended modifications as part of the 2011 budget. Mr. Nichols requested that the Board look into having the work performed this year and either borrow the needed funds or pull them from reserves. The Board reported that they would obtain a cost estimate for the work and evaluate potential funding scenarios.

Mr. Nichols, Mr. & Mrs. Sanns and Mr. Nelson left the meeting.

### **Water Rights Update**

Mr. Anderson stated that there are no updates at this time.

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**Financial Statement** Mr. Weaver reviewed the financial report for the period ending June 30, 2010. On motion duly made and seconded it was unanimously

**RESOLVED** to approve the June 30, 2010 financials as presented.

**Accounts Payable** The accounts payable listing for April through June of 2010 was reviewed by the Board. On motion duly made and seconded it was unanimously

**RESOLVED** to ratify the payables listing for April through June of 2010 as presented.

**Accounts Receivable  
Update**

Mr. Weaver reported that several delinquent accounts have been collected and that only 3 accounts have balances that are more than 1 year past due. Mr. Holloway will discuss the potential of foreclosure of the properties with Mr. Dalton to get the outstanding balances collected.

The owner of Ranch Lot 13 emailed the Board to request that his water not be shut off until the end of the growing season. He reported that he is no longer living in the house but is trying to sell this property. In the interest of the entire community the Board agreed to leave the water on until September 30<sup>th</sup>. On motion duly made and seconded it was unanimously

**RESOLVED** to approve the accounts receivable listing as of August 8, 2010.

**Appointment of  
Director**

Ms. Baldinger indicated that Suzanne Turner was interested in filling the vacant board position. After discussion and upon motion duly made and seconded it was unanimously

**RESOLVED** to appoint Suzanne Turner to the Metropolitan District Board of Directors for the remainder of a two year term expiring in May of 2012.

Mr. Weaver stated that his office will verify that she is qualified to serve and she will need to take her oath of office within 30 days.

**Adjournment**

With business concluded, and on motion duly made and seconded it was unanimously

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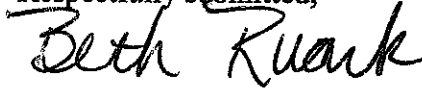
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**RESOLVED** to adjourn the Regular Meeting of Catamount Metropolitan District Board of Directors this 9<sup>th</sup> day of August, 2010.

Respectfully submitted,



Beth Ruark  
Secretary for the meeting