
RECORD OF PROCEEDINGS

Minutes of the Regular Meeting Of the Board of Directors Catamount Metropolitan District May 13, 2019

A Regular Meeting of the Board of Directors of the Catamount Metropolitan District, Routt County, Colorado, was held May 13, 2019 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 (By Telephone)
- Suzanne Turner (By Telephone)

The following Directors was absent and excused:

- Eric Wilson

Also in attendance were public and staff personnel:

- Bruce Albright
- Brad Iversen
- Eric Weaver, Marchetti & Weaver, LLC (By Telephone)
- Joel Anderson, District Manager
- Kevin Collier, District Assistant Manager
- Cheri Curtis, Marchetti & Weaver, LLC

Call to Order The Regular Meeting of the Board of Directors of Catamount Metropolitan District was called to order by Director Holloway on May 13, 2019 at 3:10 p.m. noting a quorum was present.

Changes to the Agenda The Wildfire Mitigation Conference was added to the agenda.

Minutes The Board reviewed the minutes of the February 11, 2019 Regular Meeting. Upon motion duly made and seconded it was

RESOLVED to approve the February 11, 2019 Regular Meeting minutes as amended.

Insurance Deduction After reviewing the options for insurance deductibles and the savings to the District, the Board decided the current insurance deductibles were appropriate.

RECORD OF PROCEEDINGS

CATAMOUNT METROPOLITAN DISTRICT May 13, 2019 Meeting Minutes

Board Member

Opening Donna Kerr is no longer a Colorado resident and has tendered her resignation, which the Board accepted. Brad Iversen and Bruce Albright expressed interest in serving on the Board. After discussion and by motion duly made and seconded it was unanimously

RESOLVED to appoint Brad Iversen to serve on the Board until the May 2020 election.

The Oath of Office was administered to Brad Iversen and the Notice of Appointment was executed.

Operation Matters

Wildfire Mitigation - Bruce Albright attended the Wildfire Mitigation conference at Colorado Mountain College. Routt County is lacking behind neighboring Counties on creating defensible space around structures. There are funds available through the Wildfire Mitigation program for creating defensible space.

Mr. Albright suggested developing a Wildfire Mitigation plan for Catamount to be able to request funding. Mr. Anderson stated a plan was previously developed for Catamount. The Lake plan is digitized but the Ranch side is not. The Board discussed getting the plans updated, digitized and made available to property owners. The Board discussed creating defensible space on District properties. To have the Wildfire Mitigation plan successful, property owner participation would be crucial. Mr. Anderson stated the existing Wildfire Mitigation plan will be added to the District's website when updated.

Mr. Albright stated there is an option to form a Wildfire Mitigation District. Mr. Albright will obtain additional information on forming a special district. Mr. Anderson will also contact Sharon Kyle at National Resource Service to get more information on wildfire mitigation funding.

Mainline Break – Claims have been submitted to Tri-Star, the Colorado Special District Property and Liability Pool's insurer. Tri-Star is coordinating an insurance adjuster to investigate any damages to homes. Cottage Lot 15 received water damage from the mainline break. A claim was filed and has been paid.

The District estimated cost of damages is approximately \$20,000. Staff had to wait for the snow to melt before determining all of the damages. Director Baldinger reported the path was washed away during the flood and will work with Mr. Anderson on the location to make the repairs.

RECORD OF PROCEEDINGS

CATAMOUNT METROPOLITAN DISTRICT May 13, 2019 Meeting Minutes

Lake Excavation – \$15,000 was budgeted in 2019 for lake excavation work. Native Excavation plans to start excavating around the frazil channel area in the fall. The District is determining a location in a non-wetland area to stockpile the removed silt. Mr. Anderson will have a wetland specialist onsite to mark the wetlands and approve the stockpile area.

Mr. Anderson is working with Billy Atkinson from Colorado Parks and Wildlife to access the lake when the water level is low enough to shock the Pike fish in the lake.

Holiday Decorations at Ranch and Lake Entrances – The proposal for Holiday decorations and lights at both entrances were included in the Board packet. Brad Price with Catamount Club was contacted regarding cost sharing the project. Mr. Albright stated CROA did not approve funding the holiday decorations and there were concerns with the lighting affecting wildlife. Director Baldinger was in favor of the holiday decorations, but didn't think the Cabins should help fund the project since they contribute to both the Club and the District.

Director Turner enjoys holiday lights, but agreed with Mr. Albright's comments on how the lighting could affect wildlife. The Board agreed to fund the electricity for the lighting if the Club agrees to participate. Director Baldinger stated CROA and the Club should fund the holiday lighting project.

Well 1B – Fencing is being installed around the well site. The Contractor will be on site in the near future to install the pump.

Ranch Tank Project Update – There was only one bid submitted for the Ranch tank project, which was double the amount budgeted. The Board did not accept the bid. The District will have the area prepared to house the temporary tank in 2019 and clean up the area around the existing tank. The District will contract with Duckels Construction to complete the fire hydrant install and site work at both tank locations. The coating on the Ranch tank is down to the primer in some areas and the area where the warm water escapes needs to be addressed. The remainder of the tank is okay so the District can postpone completing the project in 2019. The Board will decide whether to rebid the project this year after the site work is completed or wait until 2020.

Ag Leases – Mr. Anderson reviewed the current agriculture leases. The Kuntz lease expires in 2019 and they have requested a five-year lease. Other contractors are also hoping to extend their leases another five-year. Director Iversen questioned the normal length in leases. Staff prefers five-year leases because the

RECORD OF PROCEEDINGS

CATAMOUNT METROPOLITAN DISTRICT May 13, 2019 Meeting Minutes

contractors complete more repairs with a longer lease. Staff also prefers working with existing contractors as opposed to bidding the leases to other contractors. The Board agreed to extend the leases for an additional five years with the existing contractors.

Hay Fencing – Mr. Anderson provided a proposal to replace the existing hay fence. The proposal includes \$1,900 to remove existing fencing or \$9,000 to replace existing fencing. The Board discussed the need to replace the fence and agreed the existing fence is an eye sore. Director Iversen questioned options for a hay storage location. Mr. Anderson will talk to Bonjiorno to come up with a solution.

Third Full-Time Employee – Mr. Anderson reported staff have decided they do not need to not hire an additional employee. Sub-contractors will be used as an option, which the Board agreed with.

Steamboat Fencing has been repairing fencing as necessary. The fencing invoice will be prorated between property owners and the District. The existing fencing has been removed where necessary.

Financial Matters

2018 Audit – Crady Puca & Associates prepared the 2018 financial audit that was presented to the Board. There are no areas of concern. By motion duly made and seconded it was unanimously

RESOLVED to accept 2018 audited financials as presented.

March 31, 2019 Financial Statement – Mr. Weaver reviewed the balance sheet. There is \$600,000 remaining due on the 2009 bonds. With the increase in the 2020 proposed assessed value, the District could reduce the Water Fund assessment to possibly \$850. Interest rates on investments with ColoTrust are producing a favorable variance. The phone service for the alarms has been discontinued reducing the cost by approximately \$1,000 annually.

Mr. Weaver reviewed the capital project fund with the Ranch and Lake water tank painting project changes. The garage at the ranch manager unit has been removed from the long-range plan. Mr. Anderson presented proposals from Browns Hill Engineering for \$11,000 to install SCADA systems at the vaults that will notify staff of pressure issues. \$50,000 is budgeted to install wiring and controls for the new Ranch well that will have a permanent transducer. There is already a permanent transducer at the Lake Well 2 and Cabin Well.

RECORD OF PROCEEDINGS

CATAMOUNT METROPOLITAN DISTRICT May 13, 2019 Meeting Minutes

The old Well 1 will be abandoned and the District will use Well 1R as a monitoring well to the new Well 1B. It was confirmed the existing Ranch wells are classified as ground water, rather than under the influence of surface water.

The Ranch sewer system will be pumped.

Road overlays have been moved from 2021 to 2022. Only maintenance of the District roads is planned for 2019, with no overlays.

By motion duly made and seconded it was unanimously

RESOLVED to approve the financials as presented.

Accounts Payables and Receivable – The accounts payable and accounts receivable lists were reviewed. By motion duly made and seconded it was unanimously

RESOLVED to approve the accounts payable and receivable lists as presented.

The Board directed Ms. Curtis to follow up with outstanding accounts.

Other Business

The Board discussed adding a signer for Bill.com. At this time signers will not change.

Adjournment

By motion duly made and seconded it was unanimously

RESOLVED to adjourn the Regular Meeting of the Catamount Metropolitan District Board of Directors this 13th day of May, 2019.

Respectfully submitted,



Cheri Curtis
Secretary for meeting