
RECORD OF PROCEEDINGS

Minutes of the Regular Meeting Of the Board of Directors Catamount Metropolitan District August 13, 2018

A Regular Meeting of the Board of Directors of the Catamount Metropolitan District, Routt County, Colorado, was held August 13, 2018 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 public and staff personnel:

- Brad Iversen, Lake Lot 14
- Bob Nestora
- Jim McRoberts
- David (Mo) DeMorat, Routt County Emergency Management
- Jason Nettles, Routt County Emergency Management
- Ed McArthur, Native Excavation
- Brad Price, Catamount Club
- Eric Weaver, Marchetti & Weaver, LLC (By Telephone)
- Cheri Curtis, Marchetti & Weaver, LLC
- Joel Anderson, District Manager
- Kevin Collier, District Assistant 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 13, 2018 at 3:00 p.m. noting a quorum was present.

Minutes

The Board reviewed the minutes of the May 14, 2018 Regular Meeting. Upon motion duly made and seconded it was

RESOLVED to approve the May 14, 2018 Regular Meeting minutes as presented.

Director Holloway was not in attendance and abstained from voting.

Changes to the Agenda

Protection for Consumer Data Privacy Policy was added to the agenda.

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Public Input There was no public input.

**Operation
Matters**

Wildfire Evacuation – Jason Nettles and David (Mo) DeMorat with Routt County Emergency Management addressed the Board on wildfire evacuations. Wildfire evacuations are consistent with any evacuation. There are two notification systems; a nationwide Emergency Alert System and an Integrated Public Alert and Warning System (IPAWS). Wireless Emergency Alerts can be issued for imminent threat, AMBER alerts, and Presidential alerts. Routt County Alerts system will notify registered users based on location. Registered users provide their name, physical address, and multiple phone numbers and emails to receive notices. Users should list all places that are visited regularly, e.g. work, vacation, etc. Routt County Alerts is powered by EverBridge. Notifications include pre-evacuation, evacuation, and criminal activity (stay in place). The Routt County Emergency Management staff is working with the Board of Realtors and the Forest Service to encourage property owners to register with Routt County Alerts. Currently there is only a 20% participation rate in Routt county. Mr. DeMorat said the best thing everybody can do is sign up to be notified by visiting www.RouttCountyAlerts.com Nationwide alerts are scheduled in August by IPAWS.

Mr. DeMorat explained the process for evacuations. Agreements are already in place for evacuation centers. Director Holloway requested an alert test for Catamount. Mr. Anderson will provide a map to Routt County Emergency Management for an alert test. Mr. Nettles and Mr. DeMorat left the meeting at 3:44 p.m.

Lake Excavation – Ed McArthur with Native Excavating was present to discuss options for excavating the lake. A cost estimate is hard to determine since it is based on the ability to move mud. In certain areas there is a problem finding gravel under the mud, which increases the cost. The Frazil Channel Road is the only known road in the lake.

Mr. McArthur found a company that makes dredging equipment for ponds and lakes. Systems run from \$8,000 to \$100,000. The Board will need to determine the plan for dredging to determine the dredge equipment that will work for the District.

The District is hoping to reduce weeds, eliminate Pike spawning areas, and reduce the silt to prevent it from filling the Lake. The current budget includes funds for removing silt from the Yampa River inlet. It was noted it would be beneficial to

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fill or block off the old river channel to prevent the Pike from spawning. Mr. McArthur recommends the District consider purchasing the dredging equipment. The District has been looking at removing material from the south end due to the District owning the land adjacent to that area. It would require permitting if anything effects the wetlands.

The Board agreed the dredging equipment should be further investigated before making a decision.

Mr. Nestora suggested the Board hire a consultant to make a recommendation. Mr. McArthur stated the Company selling the dredging equipment may be willing to come onsite to make a recommendation. The Board recommended staff to contact B Bishop Brogden Associates who may be able to provide input on dredging options for the lake. Ed McArthur and Brad Price left the meeting at 4:14 p.m.

Community Burn Pile – A company working on defensible space on private lots wants the District to provide a place to bring debris for burning. This has been done before on private property. The Board discussed possible locations that could have the least effect on neighbors and determined they are not interested in providing a community burn pile at this time. The Board may revisit the issue if the District has a need for defensible space.

Dog Walkers – Property owners are concerned with dogs being walked off leash. CROA does have a leash law, requiring owners to have the pets under control off property. Signage is required regarding leash laws for enforcement purposes. CROA is responsible for this issue and will be notified of the concerns.

CoWARN – This is a service that allows water and wastewater agencies to use other agencies help during crisis for a cost. There is no cost to sign up. The Board approved registering the District with CoWARN.

Fish Screen Update –No updates.

Gay's Lane Gate Design – Mr. Anderson was not able to meet with Mr. Grewcock. Bruce Enver stated Mr. Grewcock is fine with not installing a new gate. The Board questioned the District's view of the new building. The Board could put in berm and trees to hide the building. The Board suggested they make it more rustic and not just look like a steel building. It was suggested to install wood siding on the one side.

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Water Right's Update – The water rights information was distributed at the meeting. The District's water rights at the Lake are now absolute.

Other Matters – Director Baldinger stated there is an address issue with a Catamount property. Mr. Anderson has already provided correct information that has been sent to the Routt County.

Operator Classification – The classifications were included in the Board packet.

Financial Matters

June 30, 2018 Financial Statement – Mr. Weaver reviewed the balance sheet with emphasis on investment accounts. The profit and loss statement was reviewed showing the District's income favorable to budget, due to property taxes being paid early. Expenses are tracking with the budget. The forecast will be fine tuned with preparation of the next financials.

A draft of the long-range financial plan was presented. Based on the engineer study completed a couple of years ago, staff and Mr. Weaver worked on incorporating the engineer's recommendation into the ten-year plan. The Board reviewed the recent sales to determine what the assessed values could look like during the 2019 re-valuation. The Gallagher rate is anticipated to drop in 2019, which will affect the assessed value of the District.

Mr. Anderson explained he and Mr. Collier have discussed the options for replacing fences. Director Baldinger prefers completing the fences quickly to improve the looks of the community. Director Holloway requested a map of the proposed fencing priorities. The Board Discussed requesting permission to move fences away from the road. Mr. Anderson will determine locations to replace approximately \$50,000 of fencing annually.

Director Wilson left the meeting at 5:11. p.m.

The long-range plan estimates spending on average \$375,000 in capital expenditures in future years. There is nothing in the long-rang plan for dredging. The Board discussed a garage and paving the District's housing lot (Parcel 12). Based on input from Mr. Anderson, the Board agreed to not pave the driveway on Parcel 12. The District will be putting road base on several of the District roads and will include the driveway. The Board approved getting a bid for a three-car garage on Parcel 12. The financial plan does not include costs to loop the water line at the lake for approximately \$625,000, as it is considered cost prohibitive. The long-range plan shows keeping the mill levy at 35 mills after the bonds are

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paid off in 2023. It was also noted there is a wastewater line under the driving range that benefits only the Club and the current rates being charged to the Club will not provide sufficient funding for it's replacement. The District has the option to collect the additional needed funds from the Club each year to be held for future repairs, or have the Club pay the cost to replace the line when it is necessary. Mr. Anderson will have a conversation with the Club. A letter will also be sent with the back-up from CDC. After the ten-year long-range plan is finalized, Mr. Weaver plans to work on the next ten years.

By motion duly made and seconded it was unanimously

RESOLVED to approve the June 30, 2018 financial statement as presented.

Investments in Investment Accounts – Interest rates were presented for the investment accounts. Currently ColoTrust is paying 2.21% interest. Mr. Weaver recommended the Board not invest funds for longer than 24 months. Director Kerr recommended not investing funds for more than 12 months. The Board discussed continuing with the opening the account with UMB Bank but not investing funds in brokered CD's at this time. Currently, no funds will be moved to the brokered CD's.

Accounts Payables and Receivable – The account payable and accounts receivable lists through August 13, 2018 were reviewed. Director Kerr had questions on payables list that were clarified. By motion duly made and seconded it was unanimously

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

Legal The Board reviewed the Resolution Adopting the Protections for Consumer Data Privacy Policy. By motion duly made and seconded it was unanimously

RESOLVED to adopt the Resolution Adopting the Protections for Consumer Data Privacy Policy.

Joel Anderson and Kevin Collier left the meeting.

Other Business The Board discussed compensation and requested additional information.

Adjournment

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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 August, 2018.

Respectfully submitted,



Cheri Curtis
Secretary for meeting