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# RECORD OF PROCEEDINGS

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**Minutes of the Regular Meeting  
Of the Board of Directors  
Catamount Metropolitan District  
October 7, 2013**

A Regular Meeting of the Board of Directors of the Catamount Metropolitan District, Routt County, Colorado, was held October 7, 2013 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:

- Gary Ertl
- Suzanne Turner
- Darlinda Baldinger
- John Holloway
- Eric Wilson (via conference call)

Also in attendance were:

- Brian Roche, owner Ranch Lot 6
- David Baldinger, owner Cabin 21A & Cottage Lot 14
- Michael Burks, owner Cottage Lot 16 & Ranch Lot 10
- Bruce Allbright, owner Lake Lot 2
- Robert & Burga Nestora, owners Lake Lot 17

Staff Personnel:

- Eric Weaver & Beth Ruark Bucks, Robertson & Marchetti, P.C.  
(via conference call)
- Joel Anderson, District Manager
- Kevin Collier, District Employee

**Call to Order**                   The Regular Meeting of the Board of Directors of Catamount Metropolitan District was called to order by Director Holloway on October 7, 2013 at 3:00 p.m. noting a quorum was present.

**Minutes**                        The Board reviewed the Regular Meeting minutes of the August 12, 2013 meeting and the Special Meeting minutes of the September 12, 2013 meeting. Upon motion duly made and seconded it was unanimously

**RESOLVED** to approve the meeting minutes of August 12, 2013, and;

**FURTHER RESOLVED** to approve the September 12, 2013 minutes, subject to minor modification.

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## CATAMOUNT METROPOLITAN DISTRICT October 7, 2013 Meeting Minutes

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### **Dam Repair Update**

Mr. Anderson reported that there will be minor repairs done to the dam this fall and that an engineer will also inspect the dam.

### **Hydro Update**

Director Holloway reported that in order to move forward, Catamount needs to request a re-hearing on the FERC permit. Director Baldinger expressed concerns in that she wants to make sure that all Catamount property owners are informed of the possibility of the Hydro Project. It was agreed to send out information in a mailing to include basic Hydro Project information and invite owners to attend the November Board meeting to learn more about the project and impacts to the District. Mr. Weaver said that he could include this information in a letter that would also contain information on the possible fee increases for 2014 which would be sent to all owners 30 days before the next meeting. Mr. Weaver will also post this information on the Catamount website. Director Holloway said that there is continued work to investigate and get estimates from companies that might be interested in building the generator facility. He also said that Yampa Valley Electric has expressed interest in the purchase of electricity from the Hydro Project. Director Holloway will have more information at the November 11, 2013 meeting. Upon motion duly made and seconded it was unanimously

**RESOLVED** to request a re-hearing on the FERC Permit.

The Catamount Board of Directors expressed gratitude to the Allbrights, Walters, and McRoberts for donations to CREP which will be used to further the efforts of exploring the feasibility of generating hydro power at the dam.

Director Wilson left the meeting for another appointment.

### **Agricultural Operations**

Director Holloway reported that the fields at the Ranch are in need of fertilization and weed control to get them back to good health and it was recommended that the District increase this budget by \$5,000 for 2014. Other parcels owned by club as well as certain individual lots could also benefit from the same treatments so it is anticipated that the overall costs will be shared between several parties, including the District.

### **Legal**

There were no legal matters for discussion.

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## CATAMOUNT METROPOLITAN DISTRICT October 7, 2013 Meeting Minutes

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### August 31, 2013 Financial Report

Mr. Weaver reviewed the financial report for the period ending August 31, 2013. He said that expenses are looking favorable, which has helped to partially offset the property tax abatements suffered in 2012 and 2013. Upon motion duly made and seconded it was unanimously

**RESOLVED** to approve the August 31, 2013 financials as presented.

### Loan Refinancing

Mr. Weaver reported that Vectra Bank has offered to lower the interest rates on the two outstanding Bonds owed by the District. Currently, the 2006 Bonds bear interest at 5.25% and the 2009 Bonds bear interest at 5.00%. Vectra has offered to decrease both of these rates to 4.25% in exchange for a 0.25% fee. Even with this fee as well as attorney costs for drafting the amendment, it is anticipated that the resetting of the interest rates would pay for itself in the first year. Upon motion duly made and seconded it was unanimously

**RESOLVED** to authorize Mr. Weaver to move forward with having legal counsel draft the required documents to reset the interest rates on the Bonds for consideration by the Board at the November Board meeting.

### 2014 Budget Hearing

Mr. Weaver announced the notice of public hearing concerning the 2014 budget had been published in the Steamboat Pilot as required by State statute. Mr. Weaver said that the District is primarily funded by property taxes, annual operations fees and water & sewer user fees. Mr. Weaver anticipates a 15% decline in property tax values, and in order to offset this decrease the mill levy would need be increased from 30 mills to just under 35 mills in order to maintain the annual fee at \$1,500 per lot, and that water and sewer fees be slightly increased for normal inflationary increases. He also said that most expenses for 2014 will be similar to the current year expenses with the largest expense anticipated to be road repairs. The possibility of the Hydro Project is still in question and over the next few months the District will have the answers on whether this project needs to be factored in to the budget.

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Director Holloway opened the public hearing to take comments. Mr. Robert Nestora requested that the District be more pro-active in encouraging water conservation. He suggested that rather than having punitive fees, that there be incorporated ways to encourage conservation rather than discourage over-use. There being no further public comment, the public hearing was continued to the November 11, 2013 meeting.

**Accounts Payable** The Board reviewed the accounts payable listing as of August 31, 2013. Upon motion duly made and seconded it was unanimously

**RESOLVED** to ratify the payables listing for July-August 2013.

**Accounts  
Receivable**

The Board reviewed the accounts receivable listing as of August 31, 2013. Upon motion duly made and seconded it was unanimously

**RESOLVED** to approve the accounts receivable listing as of August 31, 2013.

**Audit Engagement  
Letter**

The Board reviewed the engagement letter to perform the 2013 audit of the District, noting that the fee did not increase from the prior year. By motion duly made and seconded it was unanimously

**RESOLVED** to approve the 2013 audit engagement letter with Chadwick, Steinkirchner, Davis, & Co

**Calendar**

The next meeting is scheduled for November 11, 2013

**Adjournment**

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

**RESOLVED** to adjourn the Regular Meeting of Catamount Metropolitan District Board of Directors this 7<sup>th</sup> day of October 2013.

Respectfully submitted,



Eric Weaver  
Secretary for meeting