
RECORD OF PROCEEDINGS

**Minutes of the Regular Meeting
Of the Board of Directors
Catamount Metropolitan District
May 10, 2010**

A Regular Meeting of the Board of Directors of the Catamount Metropolitan District, Routt County, Colorado, was held May 10, 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 (via phone)
- Darlinda Baldinger
- Gary Ertl

Also in attendance were:

- Staff Personnel:
 - Eric Weaver, Robertson & Marchetti, P.C.
 - 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 May 10, 2010 at 3:00 p.m. noting a quorum was present.

Agenda Changes

The Board reviewed the agenda and made no changes.

Minutes

The Board reviewed the Regular Meeting minutes of February 8, 2010 and the Special Meeting minutes of March 15, 2010 and upon motion duly made and seconded it was unanimously

RESOLVED to approve the Regular Meeting minutes of February 8, 2010 as presented and

FURTHER RESOLVED to approve the Special Meeting minutes of March 15, 2010, subject to a minor grammatical change.

Oaths of Office

Mr. Weaver stated that the May election had been canceled since there were only two nominations for the three open seats and therefore Directors Holloway and Wilson were elected to 4 year terms ending in May of 2014. Directors Holloway and Wilson confirmed that they had previously taken their oaths of office.

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Election of Officers After discussion and upon motion duly made and seconded it was unanimously

RESOLVED to elect the following officer positions:

John Holloway- President

Darlinda Baldinger- Secretary/Treasurer

Eric Wilson- Vice President- Assistant Secretary/Treasurer

Gary Ertl- Vice President- Assistant Secretary/Treasurer

Calendar There were no changes for the meeting dates for 2010.

Operations Report **Metro Ranch Shop & Office**
Mr. Anderson stated that bid submittals will be received in the coming weeks and that the District will need to hold a special meeting to review the bid tallies and award a contract. As part of the project, the fire marshal is requiring that a fire suppression sprinkler system be installed in the building. This will also increase the size of the water line coming from the plant, and if still insufficient, may require a holding tank at the building. The water line coming from the water treatment plant will be a separate contract entered into by the District with an excavation company.

Roads

CROA is working through the details to convey formal ownership of the roads within the community to the District and will likely put the issue to a vote of the members later this year. For 2010, road maintenance will consist primarily of repaving from Catamount Drive from the Clubhouse to Brady Trail, enhancing the entrance to Harrison Trail and the lake water treatment plant, and repaving of the Harrison Trail cul-de-sac. Other minor patchwork in damaged areas will also be addressed.

Water Rights

Director Holloway expressed concern over claims that some of the ditches have been abandonment. Mr. Anderson is scheduled to have a conference call to discuss the ditches, which are still in use.

Unauthorized Parking

It was reported that there have been vehicles for sale and other unauthorized parking on District property at the entrance to the lake at Highway 131. It was determined to post signs showing that the area is private property and no parking is allowed.

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Harrison Trail Entrance

Mr. Anderson reported that work is to begin soon to add a cattle guard and enhance the area to show it is a formal entrance into the private roads of Catamount.

Bicycles

The board reiterated their concern of bikers using the District roads even though they are private roads available only to owners and their accompanied guests. The Board determined that the best use of the security budget for 2010 would be to hire a security service for Memorial Day weekend to inform bikers that they are trespassing and must leave.

Yampa Valley Land Trust Agreement

No new updates.

Dam Plans

A proposal has been received from SDG for design of a set of gates to replace the stop logs. Director Wilson reviewed the proposal and will send Joel Anderson his recommended changes to remove the indemnification clause. The quote for the work is \$9,500 and upon motion duly made and seconded it was unanimously

RESOLVED to approve the engagement of SDG, subject to the removal of the indemnification clause and other minor changes.

Fencing

Mr. Anderson reported that he will using his materials on hand at the new lake entrance. The Board directed Mr. Anderson to approach CROA to have them purchase the materials for fence repairs and have District staff install the materials.

Fishing Rights for Metro Owners

It was noted that 12 owners at Catamount are not members of the club and have been informed that they cannot fish on properties owned by the District. It was noted that purchasers do have a clause in the covenants that allows owners to use open areas and easements. The Board agreed that it would be best to determine the rights of these owners to access the specific properties owned by the District by having legal counsel review the related documents.

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**Water Rights
Update**

A water rights update was distributed with no action required or taken.

**Health Insurance
Renewal**

Mr. Weaver reported that the health insurance for the two District employees is up for renewal at the end of June. Due to significant premium increases, most Districts have downgraded from the PPO I plan. Mr. Weaver reviewed an analysis of other available plans which shows that by downgrading to the PPO IV plan the District will save a considerable amount in premiums and that Mr. Anderson will also save in his share of the premiums. Mr. Collier will of course see a decrease in coverage but this can be offset by a pay increase to compensate for this decrease. The Board discussed the issue and upon motion duly made and seconded it was unanimously

RESOLVED to downgrade the insurance offered to the employees from PPO I to PPO IV and to give Mr. Collier an hourly pay increase to compensate for estimated additional cost he will incur as a result of the decrease in coverage.

Audit Costs

Director Holloway stated that after learning that the audit was put out to bid several years ago, that the fee has not increased for several years, and that the fee is in line with fees for other Districts, he was no longer concerned with the fee charged by the auditors. No action was required.

Financial Statement Mr. Weaver reviewed the financial report for the period ending March 31, 2010. On motion duly made and seconded it was unanimously

RESOLVED to approve the March 31, 2010 financials as presented.

Accounts Payable

The accounts payable listing for January through March of 2010 was reviewed by the Board. On motion duly made and seconded it was unanimously

RESOLVED to ratify the payables listing for January through March of 2010 as presented.

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**Accounts Receivable
And Property Lien
Update**

The accounts receivable listing was reviewed, noting concern that four properties still owe for the 2009 annual fee assessment, as well a number of other account with balances that were due by April 31st. The Board directed Mr. Weaver to send letters to owners with significant past due balances informing them of the potential consequences including lien of the property, turning off of water service, and even foreclosure if their balance is not brought current. If balances are not brought current in a timely matter the Board agreed to proceed with enforcing any and all means of collecting the balances owed. On motion duly made and seconded it was unanimously

RESOLVED to approve the accounts receivable listing as of May 4, 2010.

Adjournment

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

RESOLVED to adjourn the Regular Meeting of Catamount Metropolitan District Board of Directors this 10th day of May, 2010.

Respectfully submitted,



Eric Weaver
Secretary for the meeting