
RECORD OF PROCEEDINGS

Minutes of the Regular Meeting Of the Board of Directors Catamount Metropolitan District February 10, 2020

A Regular Meeting of the Board of Directors of the Catamount Metropolitan District, Routt County, Colorado, was held February 10, 2020 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:

- Darlinda Baldinger
- Eric Wilson
- Brad Iversen
- Suzanne Turner (By Telephone)

The following Directors were absent and excused:

- John Holloway

Also in attendance were public and staff personnel:

- Bruce Albright
- Todd Cooper
- Luke Brosterhous, Catamount Ranch & Club
- Eric Weaver, Marchetti & Weaver, LLC (By Telephone)
- Joel Anderson, District Manager
- Kevin Collier, District Assistant Manager (By Telephone)
- Cheri Curtis, Marchetti & Weaver, LLC (By Telephone)

Call to Order The Regular Meeting of the Board of Directors of Catamount Metropolitan District was called to order by Director Baldinger on February 10, 2020 at 3:00 p.m. noting a quorum was present.

Changes to the Agenda There were no changes

Minutes The Board reviewed the minutes of the October 14, 2019 Regular Meeting. Upon motion duly made and seconded it was unanimously

RESOLVED to approve the October 14, 2020 Regular Meeting minutes as presented.

Posting Notice Locations Meeting notices can now be posted on the District's website in lieu of posting at three locations within the District. The 24-Hour notice will be posted at the

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District offices, 34035 East US Highway 40, Steamboat Springs. By motion duly made and seconded it was unanimously

APPROVED to adopt the Posting Notice Resolution with meeting notices posted on the District's website. The 24-hour posting location in the event the website is inaccessible will be the District's offices.

2020

Calendar

The Board reviewed proposed 2020 meeting dates. Director Wilson will not be available for the August 10, 2020 meeting. By motion duly made and seconded it was unanimously

RESOLVED to approve the proposed 2020 meeting calendar as presented.

2020

Elections

There are three 3-year terms available at the May 5, 2020 election. Self-nomination and acceptance forms are due by February 28, 2020 to be included on the ballot.

Operation Matters

Off Leash Dog Area – Metro Parcels 1, 2 & 3 – At the Catamount Residential Owners Association (CROA) Annual meeting, the concept was presented allowing dogs to run off-leash on District parcels. The parcels are adjacent to the horse trails. After reviewing the Agreement with the Colorado Parks and Wildlife (CPW), Mr. Anderson stated the Agreement may not allow pets off-leash. Discussion followed on having a conversation with the CPW Manager, Kyle Bond, regarding the ability to amend the Agreement to allow dogs off-leash on the District's properties as needed. It was noted there are specific dates/times that areas in the Metro Parcels are closed due to a sharp-tail grouse lek. Mr. Anderson and Luke Brosterhous will work with the CPW to determine if the agreement can be amended.

Holiday Lights at Lake Entrance – The District previously partnered with the Catamount Ranch Club (the Club) and CROA to install holiday lights at the Ranch entrance for \$1,800 (\$600 per entity).

There is interest to install lights at the Lake entrance. A proposal was submitted for almost \$4,000 to install lights at the Lake entrance. Mr. Brosterhous reported there are set turn-on and turn-off dates with the lights shut off at midnight. By motion duly made and seconded it was unanimously

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RESOLVED to contact the Club and CROA to partner to install lights at the Lake and Ranch entrances with a one-third cost sharing agreement. The District's participation is contingent on the other entity's participation.

Well 1B – Well 1B has received approval. A new diffuser design has been submitted to the CDPHE for approval. Once approved, staff will install the diffuser and begin operating Well 1B. To achieve better chlorine contact time prior to distribution, concrete blocks will be used for baffling. CDPHE is requiring increased monitoring, which will increase the expenses in the water monitoring line item.

Ranch and Lake Tank Project Update – Civil Design Consultants were onsite last week to prepare for the tank painting bidding process. Vents and new hatches are being installed on both tanks. The temporary pads were completed and fire hydrants installed in 2019 to enhance the bidding process by reducing the scope of work. The District is hoping to obtain one bid for both tanks with the Ranch tank completed in 2020 and Lake tank completed in 2021. Duckels will be installing the temporary tank at both tank locations. The schedule is to have the Ranch tank painting completed in October of 2020. The District is required to have minimum storage available during the project. Four contractors attended the pre-bid meeting. During the previous bidding process, there was only one contractor who submitted a bid at a cost that was greatly over budget. With more interested contractors, staff is hopeful the bidding process will have a better outcome in 2020.

Fire Mitigation – Natural Resource Solutions Group used a masticator on Lake Lot 2 (Mr. Albrights lot) for two days to remove underlying brush on the property. Individual owners could possibly use grant funds or other funding options to reduce fire risks by having vegetation removed on individual properties. Most of the properties are located on the east side of the lake. Mr. Albright suggested having CROA and the District help fund identified properties needing fire mitigation. The members discussed the District's position on the subject, identifying properties, and whether CROA or the District should be the lead on this issue. It was agreed to form a committee of District, CROA and Club members to discuss plans for fire mitigation. Mr. Anderson will contact those entities to establish the committee.

Dam Stilling Basin – During the inspection of the dam repairs by the State Dam Inspector, it was discovered exposed rebar at the stilling basin. The repairs are not crucial but need to be addressed. During the original construction, shotcrete

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was used, which could have contributed to the problem. With the access road built in 2019, it will be easier to get equipment to the dam basin for repairs.

The State Dam Inspector was pleased with the proactive approach the District has taken to remove the rocks and making the repairs. There is a \$20,000 budget for dam repairs that should cover most of the 2020 anticipated expenses for evaluating the necessary dam repairs. Additional costs are subject to the engineer's evaluation of the rebar once the concrete structure is exposed.

Yampa River Diversion Structure - The diversion dam repairs were completed using tree root balls and boulders. The repairs should last for a minimum of twenty years and improve the fish habitat.

Other Business – The Board expressed their satisfaction with staff clearing the roads during all of the snow recently.

Financial Matters

December 31, 2019 Financial Statement – Mr. Weaver reviewed the year-end financials with the Board. The District has almost \$2M in cash, most of which is set aside for capital reserves. With the Club protesting their valuations, the District could possibly need to abate property taxes. Bonds are being paid down per the amortization schedule and will be paid off in 2023.

Revenues were close to budget. Expenses were under the forecast amount by approximately \$45,000. The surplus was transferred to the replacement fund.

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

RESOLVED to approve the accounts payable lists as presented.

Accounts Receivable – The accounts receivable list was presented for review. The balances are up at the end of January due to the billing of fourth quarter water and sewer billings and 2020 assessments in January. Most of that money was collected at the end of January and will be included on the February report. There is one property with a larger balance. Ms. Curtis was directed to confirm AmCoBi has the correct address.

Other Business

The Board agreed it was no longer necessary to have the Board packets send via FedEx. Options were discussed including Drop Box or other sharing options.

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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 10th day of February, 2020.

Respectfully submitted,



Cheri Curtis
Secretary for meeting