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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 12, 2020

A Regular Meeting of the Board of Directors of the Catamount Metropolitan District, Routt County, Colorado, was held October 12, 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. The meeting was held as a teleconference/zoom meeting in accordance with the applicable statutes of the State of Colorado, Public Health Order 20-23, and the state of emergency declared by the Governor of Colorado March 10, 2020.

### Attendance

The following Directors were present and acting:

- John Holloway (via Zoom)
- Darlinda Baldinger (via Zoom)
- Brad Iversen (via Zoom)
- Holly Nelson (via Zoom)

The following Directors were absent and excused:

- Eric Wilson

Also in attendance were public and staff personnel:

- Robert Nestora (via Zoom)
- Bruce Allbright (via Zoom)
- Luke Brosterhous (via Zoom)
- David McAtee (via Zoom)
- Joel Anderson, District Manager
- Kevin Collier, District Assistant Manager
- Eric Weaver, Marchetti & Weaver, LLC (via Zoom)
- Cheri Curtis, Marchetti & Weaver, LLC (via Zoom)

### Call to Order

The Regular Meeting of the Board of Directors of Catamount Metropolitan District was called to order by Director Holloway on October 12, 2020 at 3:00 p.m. noting a quorum was present.

### Changes to the Agenda

No changes.

### Minutes

The Board reviewed the minutes of the August 10, 2020 Regular Meeting. The proposed letter supporting with Wilderness Expansion was discussed. Upon motion duly made and seconded it was unanimously

**RESOLVED** to approve the August 10, 2020 Regular Meeting minutes as presented.

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**Public Input** None.

**Operation  
Matters**

**Wilderness Expansion Proposal** – Director Holloway discussed the recent wildfires this year and concluded that now is not the right time to write a letter of support on the Wilderness Expansion. The Board agreed to not support the Wilderness Expansion. Director Holloway and Mr. Anderson will provide a letter to Jim Hicks indicating the Catamount Metropolitan District Board of Directors decision. Mr. Brosterhous indicated the Club would also not support the Wilderness Expansion.

**Dam Stilling Basin** – Mr. Anderson reported Duckels Construction was onsite earlier than scheduled and started the project the week of October 7, 2020. The fish were removed and the water in the stilling basin has been pumped out. The project is going smoothly.

Additional exposed rebar was discovered and a plan for the repairs was established. AECOM, the Dam Inspector and Division personnel were on site this week. More debris was removed this year and material will be stored behind the face of the dam. Input from the engineer on the plans to repair the dam stilling basin are pending. Hopefully, the weather will cooperate to be able to complete the project in 2020.

**Ranch and Lake Tank Project Update** – Swedish Painting has completed the sand blasting of the Ranch tank. New hatches and vents will be installed next. The painting should commence the week of October 29, 2020. The interior will be painted first. The exterior will be primed and painted in 2020 if possible, or in early 2021.

Once the interior painting is completed, the tank will be filled and put back into service after the bacterial test is completed.

**Well 1B** – The chlorine distribution diffuser will be installed now that the irrigation demand is over for the year. Well 1B was brought online this summer with no issues.

**Ranch Wastewater Plant Permit Termination** – The District is waiting for approval from the State Engineer's to terminate the Ranch wastewater plant permit. The District's Engineer and the Club have been working with the State Engineer. If not approved prior to 2021, the District will file for a permit

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extension. If the State Engineer does not approve the termination, the District will start with the plan to drill an additional monitoring well.

**Off Leash Dog Area – Metro Parcels 1, 2 & 3** – The District is still waiting for communication from the Colorado Parks and Wildlife.

**Fire Mitigation** – Mr. Anderson met with Professional Forester, Sharon Kyhl and representatives from Natural Resource Solutions Group to complete the assessment of the District properties. The District is waiting on the assessment report to determine the next step.

**Club Amenities** – In 2020 new Club rules and regulations were approved. The Club is working on merging the 2020 Club rules and regulations and updating the agreement with the District. Mr. Nestora reported Club members are using his driveway in lieu of the trail. Director Iversen clarified the club changed their rules requiring every member to pay \$75.

**Video Conference** – The District received a proposal of \$6,000 to set-up the conference room for video conferencing. The proposal was rejected by the Board.

### Administrative

#### Matters

**2020 Audit Engagement Letter** – The engagement letter from Crady Puca and Associates for the 2020 audit was presented for approval. By motion duly made and seconded it was unanimously

**RESOLVED** to approve the engagement letter with Crady Puca and Associates to perform the 2020 audit.

**2021 Meeting Calendar** – The proposed 2021 meeting calendar was presented with the meetings scheduled on the second Monday in February, May, August and October. The 2021 meeting calendar was approved as presented. The next meeting will be held on February 8, 2021.

### Financial

#### Matters

**September 30, 2020 Financial Statement** – Mr. Weaver reviewed the District's Financials starting with the balance sheet. The budget is prepared to allow projects to be completed in current and future years.

Multiple properties received abatements in 2020, that had a negative affect on the 2020 revenues. With property taxes declining in 2020 and future years due to the abatements, the service contract operations fees were increased in 2021 and future years to cover the difference. Water revenues were based on 2019 actual amounts

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since 2020 was a dry year with increased water usage. The Club fee is based on the actual value of the Club properties compared to the total value of residential lots.

General expenses were favorable to the 2020 budget. The forecast is to transfers additional fund balance to the capital fund once the final expenses are received. Mr. Weaver reviewed the overall expenses by category. The capital fund is reviewed periodically by Mr. Anderson and Mr. Weaver. The overall plan is to increase capital reserves to \$2M over the next 3 years.

**2021 Budget Hearing** – The public hearing on the 2021 budget was opened for comment. Hearing no public comment, the public session was closed. By motion duly made and seconded it as unanimously

**RESOLVED** to approve the September 30, 2020 financial statements, as presented, and;

**FURTHER RESOLVED** to adopt the 2021 budget as presented; to set the debt service mill levy at 8.205 mills, the operating mill levy at 30.000 mills, and a temporary mill levy credit of 3.205 mills for a total net mill levy of 35.000 mills; and to appropriate funds for spending in 2021, all as documented in the formal budget resolution but subject to minor adjustment for any further adjustments to the assessed values.

**2021 Rate Increase Hearing** – The proposed 2021 water/sewer rate schedule was reviewed. The annual operations assessment will be adjusted to \$2,400. The public hearing was opened for comment on the 2021 rate schedule. Hearing no public comment, the public hearing was closed. By motion duly made and seconded it was unanimously

**RESOLVED** to approve the 2021 fee schedule with a 3% increase for water rates, changing the annual operations fee to \$2,400 and setting the 2021 sewer fees based on the previous year water usage.

**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.

**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 12th day of October, 2020.

Respectfully submitted,



Cheri Curtis  
Secretary for meeting