
RECORD OF PROCEEDINGS

Minutes of the Regular Meeting Of the Board of Directors Catamount Metropolitan District February 8, 2021

A Regular Meeting of the Board of Directors of the Catamount Metropolitan District, Routt County, Colorado, was held February 8, 2021 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)
- Eric Wilson (via Zoom)

Also in attendance were public and staff personnel:

- Bruce Allbright (via Zoom)
- Luke Brosterhous (via Zoom)
- Sue Heineke (Viz Zoom)
- Joel Anderson, District Manager (Via Zoom)
- Kevin Collier, District Assistant Manager (Via Zoom)
- 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 February 8, 2021 at 3:00 p.m. noting a quorum was present. Sue Heineke was introduced as the new Assistant Manager of the Club.

**Changes to the
Agenda**

No changes.

Minutes

The Board reviewed the minutes of the October 12, 2020 Regular Meeting. Upon motion duly made and seconded it was unanimously

RESOLVED to approve the October 12, 2020 Regular Meeting minutes as revised.

Public Input None.

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Operation Matters

Trails – Mr. Anderson reported there was good participation at the meeting related to the proposed trails by the Catamount Club. Many participants were not supportive of trails north of the Lake near the water storage tank due to the impact to adjacent properties and wildlife habitat. The proposed trails in those areas are on hold until the CPW completes their wildlife habitat study. Discussion followed regarding horse trails. The Club is not planning to proceed with pursuing the trails north of the Lake at this time.

Mr. Brosterhous reported the Club appreciated the input and is using the information for further discussions on the proposed trails. Director Wilson attended the meeting and suggested the proposed improvements for a multi-use trail near the existing horse trails proceed.

Off Leash Dog Area – Colorado Parks and Wildlife stated all dogs need to be on a leash no longer than twelve feet. Any off-leash area would require fencing to keep dogs from chasing wildlife. The District does have land available for a fenced area if property owners are interested. The off-leash policy can be enforced by CROA and CPW. Mr. Anderson provided options for an off-leash area on both the Ranch and Lake properties.

Mr. Brosterhous stated the Club is very supportive of enforcing the rules and finding an option for off-leash areas. The Club is interested in working with the District to determine a good area.

Director Baldinger questioned the aesthetics of a fenced dog area. Mr. Anderson indicated the District will need to work with CPW on the requirements; including size, fencing, and maintenance. Director Wilson reported the area at Rita Park has five-foot posts with wire fencing. Mr. Allbright reported the DRB doesn't allow fencing specifically because fences are not wildlife friendly and that would need to be considered for the proposed dog park. Mr. Allbright is not aware of a problem with dogs chasing wildlife on the Lake properties. Director Nelson noted there are dogs off leash on the golf course side, with no issues.

Updated Hunting and Fishing Rules and Regulations – There was conflicting information on the District's website and the Clubs Rules and Regulations. Mr. Anderson worked with Director Iversen and Mr. Brosterhous on updating the document to be consistent.

The previous document was drafted in 2015 and sent to property owners with a letter from Director Holloway as the District President, the CROA President, and

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the Club Manager. A new letter will be sent out to property owners with the proposed changes to the Club Rules and Regulations.

Mr. Brosterhous stated the changes are member driven including a \$75 guest fee that will be used for stream restoration. The proposed Rules and Regulations have been distributed to the Board. Comments need to be sent to Director Iversen before the May meeting; at which time the Board will consider adoption of the changes.

Entrance Lights – Mr. Anderson stated the lights are scheduled to be on during the CROA approved timing for holiday lights. Director Holloway would like to see the lights on Highway 40 remain on year-round. Director Nelson would like the lights removed in the next few weeks. The Board discussed the safety aspects of having the lights on during the winter months. The Ranch lights are on District property. The Lake lights are on Club and the Cottages properties. The Board agreed to leave the lights on during the winter months until April 15. Mr. Allbright will inform CROA of the Board’s decision to leave the lights on until April 15, unless CROA objects.

Fire Mitigation – Mr. Anderson previously met with Professional Forester, Sharon Kyhl from Natural Resource Solutions Group. The District sites that need to be addressed are the water tanks sites and the area where the yurt is located. The plan is to clear the area near the water tanks over the next two years using the existing budget for forestry management. Since the Ranch tank is a large calving area, Ms. Kyhl suggested applying for a grant to clean the area near the Ranch tank.

Mr. Anderson stated while working with CPW and the Club on the revised Rules and Regulation, it is very apparent wildfire mitigation needs to be addressed. Director Holloway suggested coordinating providing defensible space with private property owners near the yurt property.

Mr. Allbright reported CROA is not able to dictate how property owners address wildfire mitigation. The committee is working with an entity who assists with obtaining grants for wildfire mitigation. Since grants may not be available until 2022/2023, the committee has questioned whether grant funds could be to reimburse the District or others for funds spent prior to receiving the grants.

It was suggested installing lights to illuminate individual property address markers for emergency services. It would also be beneficial for emergency evacuation plans. The Land Trust a good partner for wildfire mitigation and property identification.

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Director Wilson left at 4:05 p.m.

Ms. Kyhl also suggested requiring consistent property markers to assist emergency services in finding properties. Mr. Anderson asked for direction from the Board. Mr. Allbright suggested the District take the lead to have consistency throughout the community. The Board noted, those with existing markers won't be required to make the proposed changes. Director Baldinger questioned whether it would need to be a County requirement to enforce the regulation. Mr. Allbright suggested displaying three marker options at both of Ranch and Lake entrances to obtain input from owners.

Dam Stilling Basin – Mr. Anderson distributed a report on the dam stilling basin project, which has been completed. The engineer's report will be completed and sent to the State for approval. The area will be pumped out in five years to review the project status.

Ranch and Lake Tank Project Update – The completion form for the Ranch tank has been submitted to the State, even though the outside has not been painted. New hatches and vents will be installed on the Lake tank along with the preparation and painting of the tank this spring.

Well 1B – The diffuser has been installed and the documentation has been sent to the State for approval since the project has been completed.

Ranch Wastewater Plant Permit Termination – The District is still waiting for approval from the State Engineer's to terminate the Ranch wastewater plant permit. The State reported they are waiting on Club fall usage report. If not approved, the plan is to move forward with improvements to maintain the Ranch Wastewater Plant with additional testing.

Administrative Matters

2021 Posting Notices – By motion duly made and seconded it was unanimously

RESOLVED to approve posting meeting notices on the District's website as the official posting notice location and at the Catamount District office as a back-up location.

2021 Calendar – The 2021 meeting calendar was presented. By motion duly made and seconded it was unanimously

RESOLVED to approve the 2021 meeting calendar as presented.

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Financial Matters

December 31, 2020 Financial Statement – The dam spilling project was almost \$100,000 over budget. There were savings in other areas of the operating financials. The transfers to the Capital Reserves Fund were reduced for 2020.

2020 Amended Budget Hearing – The meeting was published for the hearing on the 2020 Amendment to the Budget. The public hearing on the 2020 amended 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 to amend the 2020 budget as presented.

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 list as presented; and

FURTHER RESOLVED to approve the accounts receivable list as presented.

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 8th day of February, 2021.

Respectfully submitted,



Cheri Curtis
Secretary for meeting