
RECORD OF PROCEEDINGS

Minutes of the Regular Meeting Of the Board of Directors Catamount Metropolitan District May 11, 2020

A Regular Meeting of the Board of Directors of the Catamount Metropolitan District, Routt County, Colorado, was held May 11, 2020 at 3:00 p.m., via Zoom 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:

- John Holloway (via Zoom)
- Darlinda Baldinger (via Zoom)
- Eric Wilson (via Zoom)
- Brad Iversen (via Zoom)

Also in attendance were public and staff personnel:

- Holly Nelson (via Zoom)
- Bruce Albright
- David Mcatee, Catamount Ranch & Club (via Zoom)
- Luke Brosterhaus, Catamount Ranch & Club (via Zoom)
- Joel Anderson, District Manager (via Zoom)
- 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 May 11, 2020 at 3:00 p.m. noting a quorum was present.

**Changes to the
Agenda**

There were no changes presented.

Minutes

The Board reviewed the minutes of the February 10, 2020 Regular Meeting. Upon motion duly made and seconded it was unanimously

RESOLVED to approve the February 10, 2020 Regular Meeting minutes as presented. Director Holloway was not in attendance and abstained from voting.

**Oaths of
Office**

The Oath's of office for Directors Baldinger and Iversen were administered and filed prior to the meeting.

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Board

Vacancy There were only two candidates for the three open terms, leaving one open seat. By motion duly made and seconded, it was unanimously

RESOLVED to appoint Holly Nelson to serve until the May 2022 election, when there will be one year remaining on the term.

Election of Officers

The Board agreed to leave the officers in place as follows:

President – John Holloway
Secretary – Darlinda Baldinger
Treasurer – Eric Wilson
Vice President/Assistant Secretary Treasurer – Brad Iversen
Vice President/Assistant Secretary Treasurer – Holly Nelson

Operation Matters

Off Leash Dog Area – Metro Parcels 1, 2 & 3 – The concept of allowing dogs to run off leash was presented at the Catamount Residential Owners Association (CROA) Annual meeting. Joel Anderson and Luke Brosterhous contacted Kyle with the Colorado Division of Wildlife (CDW) regarding the agreement between the District and CDW. Mr. Brosterhous provided the current agreement to Kyle for review.

With COVID-19 there has been more activity on the east side of the Lake at Catamount. There have been a few unpleasant encounters with dogs and the dog owners have been contacted. The area from the dam to the Cul-de-sac is closed. Director Iversen questioned removing the member code and requiring a remote control for access to the Lake area. It was agreed and members will be required to check-in to obtain a remote clicker. The access code will be removed.

The District's pet policy allows dogs under voice control on individual properties. Dogs are not allowed off leash on the District properties. Dogs are currently allowed on the Club, Lake and Golf Course properties during specific hours. The new dog policy states all dogs must be on leash by 8:00 a.m. except at the boat ramp.

Director Baldinger requested a sign be placed at the entrance bridge to the cottages and cabins stating "All dogs must be on leash at all times".

Lights at Lake Entrance – The District, the Catamount Ranch Club (the Club) and CROA agreed to share the cost of installing lights at the Ranch entrance for

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\$1,800 (\$600 per entity). The parties agreed to install lights at the Lake entrance as well. The lights are more for aesthetics than holiday lights and it's been questioned whether to leave the lights on year-round. An agreement with Lightscares was executed to install lights at both entrances for a total of \$8,000. Lightscares will trim the trees at the entrances before the lights are installed. The District will have electric installed at the Lake entrance. The dates to turn off the lights is still in question. All parties agreed the lights will be turned off at midnight daily.

Well 1B – Well 1B has been put into use. Since this is a new water source, the WQCD is requiring more sampling and increased water quality requirements, which will increase the costs by approximately \$2,000 to \$6,000 annually. The new Ranch Well 1B has very good water quality and less treatment is required. The output volume is running at 40 gallons per minute. Well #2 will be a good back-up if Well 1B can't provide enough water.

Ranch and Lake Tank Project Update – The District is moving forward with the tank painting project. Duckels Construction will be installing the temporary tank at the Ranch tank location. The State approved vents and hatches will be installed. The painting contract was awarded to Swedish Painting based in Carbondale. Both the interior and exterior of the tank will be painted. The previous paint job lasted 20 years which exceeded the expectation.

Director Holloway suggested a tour of the District's facilities for new Board members.

Ranch Wastewater Plant Permit Termination –Mr. Anderson has been working with the WQCD commission on the discharge permit for the wastewater plants. Both wastewater discharge permits were renewed on May 1, 2020, after being on administrative extension for eight years.

The Ranch Wastewater Facility has historically used an average of approximately 650 gallons per day. The permit is based on 2,000 to 1,000,000 gallons per day. The District has an estimated proposal of \$18,400 from Civil Design Consultants (CDC) to perform the engineering and prepare an application to terminate the Ranch wastewater permit. If the permit is terminated, Routt County would have jurisdiction. Currently the Club is billed quarterly for sewer usage. If the permit is kept in place, The District would need to update reporting, ground water inspection and additional testing. If the Club Shop and Clubhouse discharge does not exceed 2,000 gallons a day, the permit can be terminated. Mr. Brosterhous doesn't believe usage will increase. By motion duly made and seconded, it was unanimously

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RESOLVED to contract with Civil Design Consultants to prepare the application to terminate the Ranch wastewater permit.

The Lake wastewater facility will continue to be permitted with the Water Quality Control Division of the Colorado Department of Public Health and Environment, with more sampling required.

Fence Along CR 18 –Emails regarding the condition of the fence were sent to the six owners adjacent to CR 18 with little feedback received. Director Wilson stated the Developer built the fence on the District property easement and transferred ownership to the District. The District has the ability to maintain, remove or convey responsibility to property owners. The Board agreed to pay to remove fencing or pass responsibility to property owners who wanted the fence to remain on their property. The timing of the offer was questioned. Boards have been removed on the east side of CR 18 and used on other fences. Mr. Anderson will contact the six owners to make them aware if the fence remains, it will be the property owner’s responsibility.

The District will assume responsibility for fence around the entrances at the Lake and Ranch.

Fire Mitigation –Mr. Anderson provided pictures of areas masticated to the Board. The Fire Mitigation committee met last week. Medora is taking responsibility for disseminating information to property owners. The Wildfire Mitigation group will apply for funding for wildfire mitigation. There is still a lack of awareness in the community regarding fire mitigation. The requirement for Catamount to become a Fire Wise Community would require overall community participation, especially on the east side of the lake and the area around Canyon Court on the Ranch side.

The Board still needs to look at the benefit to the community, and decide if the District should participate if the Committee proceeds with the project. Medora has prepared an RFP to obtain cost estimates for community wide participation. The prior plan was developed in 2008 and the Community has changed with new homes built and landscaping maturing. The DRC currently does not oversee fire mitigation requirements and it is controlled by the County. If the Community becomes a Fire Wise Community, the DRB may become involved with fire mitigation during the construction process.

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Director Holloway stated the District owns approximately 110 acres and work would need to be done on the District's properties. More fire mitigation is needed around the Ranch properties than the Lake properties.

Dam Stilling Basin – Director Holloway reported there is a lot of water in the dam stilling basin, however the improvements completed by Native Excavating are working. Staff is planning to pump out the stilling basin and make repairs to the exposed rebar. This project is in the 2020 budget and staff is working with the District's Engineers.

Other Business – Suzanne Turner did not rerun for the District Board after her term on the Board ended in May 2020. She served on the Board for 10 years. The Board agreed to purchase her a gift certificate of \$250 to Harwigs and send it along with a thank you note for her services.

Financial Matters

2019 Audit – The draft 2019 financial audit was presented to the Board. The District received a clean opinion with no major issues reported. The District is in a good financial position. By motion duly made and seconded it was unanimously

RESOLVED to accept the 2019 audit as presented.

March 31, 2020 Financial Statement – Mr. Weaver reviewed the March 31, 2020 financials with the Board. One property in Catamount was able to obtain a \$50,000 abatement from Routt County for the past 5 years. The impact to District will be approximately \$20,000. The Club was also successful in protesting their value and receiving an abatement. The amount was unknown at the time of the meeting.

With the exception of property taxes, revenues are tracking to the 2020 budget. A tap fee has been received. The expenses are over budget due to additional snow removal in 2020. The District has a fund balance of \$1.9 million. The bonds will be paid off in 2023.

Accounts Payables – The accounts payable list was reviewed.

Accounts Receivable – The accounts receivable list was presented for review. By motion duly made and seconded it was unanimously

RESOLVED to approve the March 31, 2020 financials, the accounts payable, and the accounts receivable lists as presented.

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Other

Business Periodic Table, the restaurant at the Club at Catamount, had a good season prior to COVID-19. They are hoping for a good summer.

Drones will be flying over Catamount Ranch for real estate purposes.

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 11th day of May, 2020.

Respectfully submitted,



Cheri Curtis
Secretary for meeting