
RECORD OF PROCEEDINGS

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

A Regular Meeting of the Board of Directors of the Catamount Metropolitan District, Routt County, Colorado, was held August 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. 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)
- Eric Wilson (via Zoom)
- Brad Iversen (via Zoom)
- Holly Nelson (via Zoom)

Also in attendance were public and staff personnel:

- Jim Hicks, Sierra Club (via Zoom)
- Robert Nestora (via Zoom)
- Jim McRoberts (via Zoom)
- Orlando Gonzalez (via Zoom)
- Donna Kerr (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 August 10, 2020 at 3:00 p.m. noting a quorum was present.

Changes to the Agenda

An updated agenda was presented. There were no additional changes presented.

Minutes

The Board reviewed the minutes of the May 11, 2020 Regular Meeting. Upon motion duly made and seconded it was unanimously

RESOLVED to approve the May 11, 2020 Regular Meeting minutes as presented.

RECORD OF PROCEEDINGS

CATAMOUNT METROPOLITAN DISTRICT August 10, 2020 Meeting Minutes

Public Input Robert Nestora reported the pipes in his home continue to shake. The problem started a few years ago after a new home was built uphill from his home. The staff has reviewed the situation with no resolution. Recommendations made by the District's Engineers, Mary Andre, including replacing the PRV valve, have not corrected the problem. Mr. Nestora requested a meeting with the District's Engineers and staff to find a solution. The Board directed staff to schedule a meeting with the District's engineer and the Nestora's to find a resolution for the shaking pipe issue.

Mr. Anderson updated the Board that the District has already spent funds to try and resolve the problem. Mr. Nestora reported his mechanical engineer looked at the system and they didn't provide a solution. Mr. Nestora reported Mary Andre's previous advice made the problem worse. Staff will work with the District's engineers and Mr. Nestora to solve the problem.

Operation Matters

Wilderness Expansion Proposal – Jim Hicks represents the Trappers Lake Chapter of the Sierra Club who is proposing turning the Forest Service area that was previously excluded from Wilderness designation for the Catamount Ski area to the Wilderness designation. The area is adjacent to the Sarvis Creek Wilderness Area on the east and the District on the west. The designation would prevent mechanized use. Access is only possible off Highway 40. There is no good access to land and no designated roads.

Director Baldinger questioned the ability to remove fallen trees. Mr. Hicks indicated that would be a question for the Forest Service and there is not much beetle kill wood in that area. The Board expressed concerns with the impact on the Lake if there ever were a fire.

The change in designation would need the approval from the Senate. Mr. Hicks is requesting support from the District. The Board requested a formal letter from the Sierra Club. Mr. Hicks will send a copy of the Forest Service policy to the Board along with the formal letter.

The request will be added to the October meeting agenda. Mr. Hicks left the meeting at 3:40 p.m.

AECOM Dam Stilling Basin Proposal – The proposal for \$28,000 from AECOM for engineering the additional repairs required in the Dam Stilling Basin area was presented to the Board for approval. The proposal is time sensitive and the work has to be completed when the irrigation demands stop in the fall and prior to the first snowfall. The proposal includes engineering and follow-up when

RECORD OF PROCEEDINGS

CATAMOUNT METROPOLITAN DISTRICT August 10, 2020 Meeting Minutes

the work is completed. The repairs are estimated to cost \$30,000. Mr. Weaver and the Board questioned the engineering proposal for almost as much as the required work. Mr. Anderson will discuss the proposal with AECOM. The Board agreed to proceed with project, regardless of the outcome of the discussion with AECOM. By motion duly made and seconded it was unanimously

RESOLVED to approve the proposal from AECOM at a cost not to exceed \$28,000.

Ranch and Lake Tank Project Update – On August 7, 2020 the temporary tank was close to being filled when the tank collapsed and 35,000 gallons of water was lost. Luckily no one was hurt and there was no damage to the existing tank. It was determined a fitting installed on the tank by Duckels caused the failure. The District's insurance will not cover the damages. Duckels is willing to purchase a new tank for District. A 55,000-gallon tank is proposed. There were concerns the 40,000 would not be sufficient for the District's needs. The District will need to spend approximately an additional \$30,000 on the project. It hasn't been determined if the painting of the Ranch tank can be completed in 2020. Duckels believes it is possible to get the temporary tank in six weeks. It might be possible to complete the painting and improvements of the Ranch tank in the spring of 2021 and the Lake tank in the fall of 2021, which would still be in the timeline of the contract.

The Board directed staff to confirm the painting contractor will honor the price if the project is completed in 2021. Although Mary Andre and Meghan Koupal provided alternative options for a temporary tank that might provide a cost savings, Mr. Anderson stated the District needs to stay with the existing plan that was approved by the State to keep the process on schedule.

Well 1B – The inlet diffuser has been approved by the State. Civil Design Consultants has offered to come and assist with the installation.

Ranch Wastewater Plant Permit Termination – After receiving the County and City of Steamboat Springs approval, the Ranch Wastewater Plant Termination Application has been submitted to the State for approval. The Ranch wastewater usage is less than the minimum requirement for permitting. If the application is approved, it will greatly reduce the amount of testing required. The District will still need to record the intake and report that to the County.

Off Leash Dog Area – Metro Parcels 1, 2 & 3 – After meeting with the CPW, it was discovered the CPW requires fencing around areas where dogs are allowed to be off leash to keep dogs from access to wildlife. The District has proposed an

RECORD OF PROCEEDINGS

CATAMOUNT METROPOLITAN DISTRICT August 10, 2020 Meeting Minutes

exemption to allow off-leash on District property with a stipulation on the days and/or hours dogs are allowed to run off leash.

Mr. Nestora suggested the District contact the neighboring property owners for input on the policy. There are horses on the properties adjacent to the District's Parcels 1, 2, and 3. The Board appreciated the input.

Fire Mitigation – Bruce Albright, Luke Brosterhous and Brad Iversen met with Natural Resource Solutions Group to discuss moving forward on the fire mitigation. It was determined the District would only be responsible for parcels owned by the District. Sharon with Natural Resource Solutions Group is looking at properties to determine which properties need to be addressed. Director Iversen has read the existing reports established in 2010 and found them to be very beneficial.

Pedestrian Access on Cul-de-sacs – Mr. Anderson questioned access to public lands from District roads. Some owners believe they are private roads and access should not be allowed. There are also roads that have private gates. Mr. Anderson requested the Board's input on access by pedestrians and should the District provide snow removal if the roads are deemed private. Signage is posted and there is not overuse of these roads. The Board agreed if the adjacent property owners don't want public access allowed on their roads, they will be responsible for maintenance/snowplowing of the road. Lone Pine and Ranch locations were roads that were in question.

The Board agreed dam access is not allowed to the public. Property owners and Club members who have permission may hike to the dam.

Other Business – Touring District facilities was discussed. Mr. Anderson will schedule the tour for the Board.

Financial Matters

June 30, 2020 Financial Statement – Mr. Weaver reviewed the District's balance sheet. ColoTrust is now paying 0.36% in interest. There is a shortfall in property tax collections due to abatements and for vacant lots adjacent to lots with homes under same owner being changed to residential. Also, the Club's appeal on the value of the golf course was successful in lowering the value. With lower interest rates and the abatements, revenues are forecast to be under budget for 2020 and future years. To offset these decreases, future budgets contemplate an increase in the annual assessments for future years to cover the loss in property taxes. Mr. Anderson has reviewed the 2020 budget to find ways to save on

RECORD OF PROCEEDINGS

CATAMOUNT METROPOLITAN DISTRICT August 10, 2020 Meeting Minutes

general operating and capital expenses. The remaining shortfall will be made up by reducing transfers to the capital fund in 2020.

Mr. Anderson stated the painting projects were moved out to future years to reduce expenses in 2020.

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 June 30, 2020 financials, the accounts payable, and the accounts receivable lists as presented.

Water Rights

Review A meeting is scheduled for August 31, 2020 to discuss water rights issues.

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 August, 2020.

Respectfully submitted,



Cheri Curtis
Secretary for meeting