
RECORD OF PROCEEDINGS

Minutes of the Regular Meeting Of the Board of Directors Catamount Metropolitan District May 10, 2021

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

- Darlinda Baldinger (via Zoom)
- Brad Iversen (via Zoom)
- Holly Nelson (via Zoom)
- Eric Wilson (via Zoom)

The following Director was absent and excused:

- John Holloway

Also in attendance were public and staff personnel:

- Bruce Allbright (via Zoom)
- Luke Brosterhous (via Zoom)
- Jim Hicks (Via Zoom)
- Kevin Thompson, USFS MBRTB (Via 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 Baldinger on May 10, 2021 at 3:00 p.m. noting a quorum was present.

Changes to the Agenda

No changes.

Minutes

The Board reviewed the minutes of the February 8, 2021 Regular Meeting. Upon motion duly made and seconded it was unanimously

RESOLVED to approve the February 8, 2021 Regular Meeting minutes as presented.

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Public Input None.

**Operation
Matters**

Sarvis Creek Wilderness Expansion – Kevin Thompson, with the United States Forest Service (USFS) Medicine Bow-Routt National Forests, described the fire-fighting techniques used to battle wildfires including ground and air support. The USFS has never let fires just burn. Suppression is administered to maintain fires to the best of their ability. Mr. Thompson noted during the 2018 fire there were multiple fires in Colorado and resources were not available to properly fight the fire. The USFS can only use heavy equipment in wilderness areas if approved by a supervisor and structures or lives are at risk.

Mr. Hicks stated the District is concerned with the District owned properties. The USFS has no authority on private land, but will work with property owners to design a plan to fight/suppress fires. The USFS has updated their procedures into one plan for multiple counties.

The expansion area proposed to add to the Sarvis Creek area is currently designated as recreation due to the previous plans proposed by the Catamount ski area. Designating the area as wilderness would prevent motorized vehicle access to the area. Mr. Thompson stated motorized fire vehicles are not able to access the Sarvis Creek area. If the Districts decides to support the wilderness expansion, Green Creek Ranch would also need to provide support. Wilderness is regulated by Congress. The USFS would need strong sponsors and public support to get Sarvis Creek wilderness expansion through Congress. The fire response would be the same if the property is USFS property or designated as wilderness. Wilderness also limits the number of guide permits issued, restricts the number of pack animals, and would not allow dogs off leash.

Mr. Anderson informed Mr. Thompson the District is working on wildfire mitigation and is concerned with the effects wilderness designation would have on the process. Mr. Thompson stated the USFS would need to get permission to mitigate the area, which could not take more time.

Mr. Anderson clarified the Sierra Club is looking for a letter of support for the wilderness designation. Mr. Allbright questioned whether the fines and penalties for trespassing on Wilderness Designated land would be onerous. A better option may be to change the designation from wilderness to recreation with no vehicle access. The Board agreed to not provide a letter of support for the Sarvis Creek wilderness expansion.

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Security Cameras – Mr. Anderson stated a SCADA system in Florida was hacked and there is concern with the District’s system security. Mr. Anderson is working with Browns Hill on the SCADA system security, including adding additional cameras and working with the Club on road access issues. Mr. Brosterhaus informed the Board the Club is working with a company to provide security cameras for the community. Access and power may be issues for updating the system. Mr. Anderson is also working with Browns Hill on road and dam monitoring. More information will be presented at the August meeting.

Cluster Boxes – Staff provided suggested enclosures for mail cluster boxes with possible lighting and cameras for added security. Director Iversen indicated the design looks great. Director Baldinger stated packages are left on the cluster boxes and the enclosures could also protect the packages. Mr. Allbright suggested putting motion detection lights to avoid additional light pollution for neighboring properties. The Board supported the concept and requested a proposal at the next meeting.

Road Usage – There is more road usage throughout the District. Matt Dalton previously provided an opinion stating the District is not able to limit use of specific roads. Mr. Anderson questioned whether the District could restrict usage of District roads for Club members. With Club members required to check in to access facilities at both locations, it has helped with unauthorized usage. Director Nelson questioned how the District could restrict usage of District roads for Club members.

Mr. Allbright suggested the District be allowed to restrict vehicle traffic around the Club amenities. Staff has issues with vehicles parking in front of the water treatment plant gate. Mr. Brosterhaus stated the Club plans to continue educating Club members on the importance of respecting the District’s roads. The Club is interested in working with the District to limit the road usage.

Signage – Director Iversen stated the District has signage that is inconsistent in nature and context. There are sixteen different signs on the Lake property. Director Nelson stated the signs on the Ranch side are also inconsistent. Director Iversen suggested the District and Club work together to have consistent signage throughout the Community.

Off Leash Dog Area – An area was established for a fenced off leash dog area south of the wastewater treatment plant on a District parcel. Mr. Anderson questioned how to move forward on the project with cooperation from the club for costs and maintenance. The fence would be similar to the fence at Sunlight. It would be wildlife friendly at 42” high. The Board questioned how the District

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would restrict public usage. Director Wilson questioned the parking location for the dog park. There is an existing area that would need to be modified to allow for parking. Mr. Brosterhaus stated the Club doesn't have the resources to assist with the concept of a dog park.

Updated Hunting and Fishing Rules and Regulations – Mr. Anderson presented the updated Hunting and Fishing Rules and Regulations for approval by the Board to post on the District's website. The updated Rules and Regulation would be consistent with the Rules and Regulation posted on the Club and CROA websites. By motion duly made and seconded it was unanimously

RESOLVED to accept the Updated Hunting and Fishing Rules and Regulations as presented.

The approved Rules and Regulation will be sent to CROA for comment.

Wildfire Mitigation – Mr. Anderson has met with Sallie Ross at both the Ranch and Lake properties. Mr. Anderson and Ms. Ross also met with USFS regarding the grant process. With Cattlemen' Association having control of the property, it should be easy to obtain a grant in 2022. The cost for mitigation is estimated at \$40,000 for the project. The District would be responsible for \$20,000 if successful in obtaining a \$20,000 matching grant.

At the Lake property, Mr. Allbright and others attended the meeting to discuss a mass clearing of private lots, District and Forest Service properties. Since the District missed the grant process for 2021, Mr. Allbright questioned whether the District & CROA could spend the funds in 2021 and get reimbursed through the grants in 2022. CROA has already started the grant process. The District also has funds available.

Emergency Evacuation Plans – With input from Sharon Khyle, staff established a general plan for evacuation in case of an emergency if bridges were not accessible. The Board encouraged staff to proceed with the plans. Once completed, Mr. Allbright suggested the District provide the information to property owners with individual instructions. Mr. Anderson will finalize the plans, submit to the Board for final review, and discuss with adjacent property owners.

Address Markers – Staff provided samples of address markers. The address markers need to be consistent with adequate lighted markers for emergency service providers. The Board agreed the address markers are a CROA / DRB responsibility.

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Rehder Ranch – Staff is working with the Cattleman’s Association, who are the new owners of the Rehder Ranch. The plans are to conserve the property per the prior owner’s desire with limited access for conservation education. The Cattleman’s Association doesn’t have a specific plan. Mr. Allbright stated in the agreement to merge the Land Trust and Cattleman’s Club, it was agreed there would be no public access.

Ranch and Lake Tank Project Update – Swedish Painting is blasting the Lake Tank. They plan to paint the inside of the tank next week with a seven to ten day curing period. The temporary tank is providing sufficient water. Staff is hoping the temporary tank will continue to provide sufficient water as outside irrigation begins. The exterior of both tanks will be painted after the Lake tank is back online. Duckels is interested in purchasing the temporary tank after the project is completed. A proposal from Duckels will be presented at a future meeting.

Water Rights/River Usage – Update information was provided to the Board. Three of the District’s water rights were on the abandonment list. Two rights have been resolved and the third one is being addressed.

River usage at the District’s dam has been challenged by a private rafting group. There was no opinion submitted by the District’s water attorney. The District’s dam is a high hazard dam and public access can’t be allowed. The access would be on private property. If private rafting groups becomes an issue, the sheriff will be contacted. The Board agreed with the decision.

Ranch Wastewater Permit – The District had filed an application to terminate the Ranch wastewater State permit and be under the County permit process. The application was denied. Staff is hoping to use existing equipment to meet the State requirements by June 1, 2021. Water Quality Division assisted the District on the permitting process with significant costs, only to discover the State permitting requirements changed in early 2021.

Water Meter / Endpoint Upgrade – Mr. Anderson provided information in the packet for the requirement to upgrade the endpoints. Current endpoints are seven years old and have a warranty of ten years. Twenty-five percent of the costs for new endpoints will be covered by the provider. CROA provided the funds for the last replacement and may be willing to fund the new endpoints. The existing endpoints will no longer work with the current technology. Discounted rates for the endpoints were extended to the end of 2021.

It was determined the cost would be \$75 per property owner. Director Iversen and Mr. Allbright suggested billing each property owner for the cost to replace the

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endpoints. Mr. Anderson noted the life of a meter is twenty years and there are several meters that are almost twenty years old. There are approximately 75 meters that need to be replaced. Meters cost between \$250 and \$1,000 depending on the size of the existing meter. The Cottage Homes are individual homes. The Cabins are funded by the Association and they will need to budget to fund the replacement of the meters or endpoints. Anyone under construction will be notified of the requirements to replace or purchase the new meters with the correct endpoints.

Financial Matters

March 31, 2021 Financial Statement – The balance sheet along with revenues and expenses were reviewed. Interest rates on the District funds continues to be very low. There are no areas of concerns in the financials.

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. (Staff will follow up on accounts for Cottage Lots 9 and 10, Cabins 4B and 3A.)

2020 Audit Review – The 2020 draft audited financials were distributed to the Board along with the letter from the auditor. By motion duly made and seconded it as unanimously

RESOLVED to accept the 2020 audited financials 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 10th day of May, 2021.

Respectfully submitted,



Cheri Curtis
Secretary for meeting