
RECORD OF PROCEEDINGS

Minutes of the Regular Meeting Of the Board of Directors Catamount Metropolitan District August 9, 2021

A Regular Meeting of the Board of Directors of the Catamount Metropolitan District, Routt County, Colorado, was held August 9, 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 (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 9, 2021 at 3:00 p.m. noting a quorum was present.

Changes to the Agenda

Mr. Weaver has a conflict at 4:00 p.m. so the financials section was moved to the top of the agenda.

Minutes

The Board reviewed the minutes of the May 10, 2021 Regular Meeting. Upon motion duly made and seconded it was unanimously

RESOLVED to approve the May 10, 2021 Regular Meeting minutes as presented. Director Holloway abstained from voting.

Public Input None.

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Financial Matters

June 30, 2021 Financial Statement – Mr. Weaver reviewed the June financials with the Board. Overall income and expenses are favorable to budget. Director Holloway questioned the Lake Wastewater System Capital expense. Mr. Anderson explained the variance was due to the cost to camera the system. By motion duly made is seconded it was unanimously

RESOLVED to accept the June Financials as presented.

Accounts Payables and Receivable – The accounts payable and accounts receivable lists were reviewed. Staff and Board members agreed to follow up on outstanding receivable accounts. By motion duly made and seconded it was unanimously

RESOLVED to approve the accounts payable list as presented; and

FURTHER RESOLVED to accept the accounts receivable list as presented.

Operation Matters

Security Cameras – Mr. Anderson presented the District and the Club camera update plans. With completion of the painting of both tanks, staff is suggesting installing additional cameras at both the Ranch and Lank tanks; the Lake, the Ranch and the Cabin plants; and the District facilities. The previous Browns Hill proposal included the six locations for a total of \$16,590. There is one camera proposed for each location. The system has the ability to install up to five cameras at each location. The Board agreed the District and Club systems should remain separate, with the ability to share the internet at each location.

The District will have the ability to look at the cameras in real time and on back-up tapes. Mr. Anderson questioned the ability to get the project completed in 2021. Mr. Weaver stated the funds are available to complete the project in 2021.

The proposal is outdated so the cost may increase. Mr. Anderson would also like to add a camera at the dam and will obtain an updated proposal with the additional camera. Mr. Brosterhous added the Club would be willing to work with the District to make sure efforts are not being duplicated. The Club will install three cameras at both the Lake and Ranch Club properties. The Cluster Boxes will also be included in the proposal for cameras. The Board directed Staff to proceed with the project upon review of the final proposal.

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Dam Road Usage – The only usage of the dam road should be for fishing operations by Club members at designated Club locations. Mr. Brosterhous stated non fishing guests are not allowed without the Club’s permission. There are concerns with the lack of sanitary services. The Club is trying to educate people with signage and is not willing to install portable restrooms. Director Holloway stated there are aesthetically pleasing facilities available. Mr. Allbright indicated the Club is doing a better job of monitoring the usage and he would not want porta-lets on the property. Mr. Allbright suggested packable portable options be considered as an alternative.

Cluster Box Enclosure – Staff presented a cluster box enclosures option being used at Dream Island. Staff is suggesting lighting be installed at the cluster boxes, at a minimum. Staff will continue to work with contractors to obtain proposals for lighting and structures. Director Baldinger would prefer enclosed structures instead of just adding lighting. The Board agreed to continue pursuing enclosures with lighting to be install this year, if possible.

Signage – Staff is slowly working on signage updates. It was suggested to reduce signage, if the signs are not necessary. There are signs needed on certain roads, including County Road 18, where the public is parking. The District is working to limit parking on District Roads.

Updated Hunting and Fishing Rules and Regulations – The final draft of the updated Hunting and Fishing Rules and Regulations was presented for final approval. Catamount Residential Owners Association and the District have previously approved the updated Hunting and Fishing Rules and Regulations. Director Holloway questioned the reference to percentage of conserved area. Mr. Anderson stated the reference will be removed.

Wildfire Mitigation – The District was awarded a \$20,000 grant for wildfire mitigation at the 60 acre Parcel 8 at the Ranch and plans have been submitted for approval. The timeline has been established with a completion date of 2025. The District is working with Colorado Cattlemans Association Land Trust and the Colorado State Forest Service to create a partnership to complete the wildfire mitigation as one project including the Lake Parcel 8 and adjoining properties.

Director Holloway noted the Sierra Club has published plans to proceed to include Sarvis Creek in the Wilderness Expansion. The Board directed Mr. Anderson draft a letter for distribution to the Board in opposition the expansion of Sarvis Creek into the Wilderness area.

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Ranch and Lake Tank Project Update – Swedish Painting has completed the painting of the Lake Tank and the tank is back online. The Ranch tank is being prepped for outside painting. Swedish Painting is waiting on material to complete the project. The temporary tank will be removed by Duckels Construction who will purchase the tank for \$10,000.

Water Rights/River Usage – Updated information on water rights was provided to the Board just prior to the meeting. The Board agreed to abandon the Deep Well. The District will continue to maintain the conditional right on the water rights.

Water Meter / Endpoint Upgrade – Mr. Anderson explained the District's need to upgrade the individual endpoints throughout the District. Meters that are close to twenty years old, will be replaced while updating the endpoints. The District agreed to pay \$75 per endpoint for the upgrade including a full 10 year warranty. Meter costs will be billed to each owner. Plumbers will be hired to replace the meters with staff replacing the endpoints. Staff is waiting on meters and endpoints to arrive before starting the project.

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 9th day of August, 2021.

Respectfully submitted,



Cheri Curtis
Secretary for meeting