
RECORD OF PROCEEDINGS

Minutes of the Regular Meeting Of the Board of Directors Catamount Metropolitan District May 9, 2022

A Regular Meeting of the Board of Directors of the Catamount Metropolitan District, Routt County, Colorado, was held May 9, 2022 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 also held as a teleconference/zoom meeting.

Attendance The following Directors were present and acting:

- Darlinda Baldinger
- Meredith Lipscomb
- John Holloway (via Zoom)
- Eric Wilson (via Zoom)

The following Director was absent and excused:

- Brad Iversen

Also in attendance were public and staff personnel:

- Bruce Allbright
- Mark Lampe, Club at Catamount
- Sue Heineke, Club at Catamount (via Zoom)
- Joel Anderson, District Manager
- 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 May 9, 2022 at 3:00 p.m. noting a quorum was present.

**Changes to the
Agenda**

Provisions for the horse pasturing and fish net at the dam were added to end of operations.

Minutes

The Board reviewed the minutes of the February 14, 2022 Regular Meeting. Upon motion duly made and seconded it was unanimously

RESOLVED to approve the February 14, 2022 Regular Meeting minutes as presented.

Public Input None.

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Operation Matters

Algae Control –The eleven floating islands have been ordered with delivery expected later in May. Mark Lampe with the Catamount Ranch and Club offered to assist with the island project. Mr. Anderson reviewed the procedure to place them in the Lake as the first stage of algae control. Staff needs to determine anchor locations for the islands. Director Wilson questioned the timing for planting the islands, which has not been determined.

Mr. Anderson has found a company from Iowa that is available to harvest the Lake weeds. The cost of a harvester is \$110,000 and Mr. Anderson felt contracting out the service would be more beneficial to the District. The contractor is charging \$4,200 per day for a ten-hour day to harvest weeds. Timing would be after June or July which would be perfect since the algae doesn't form until late August.

Ms. Heineke questioned whether Mr. Anderson had contacted a local company. Mr. Anderson indicated he hadn't because it was difficult to find a company willing to travel to the Lake Catamount.

The Board agreed to contract with a company to harvest the weeds in 2022. Mr. Anderson will request bids from the Company in Iowa and work with Mike Haselden to obtain a bid from a local company.

Wildfire Mitigation – The contract with Western Timber Management was approved for wildfire mitigation. Work will commence this summer starting at the Catamount Ranch tank site and the east side of Lake Catamount including Parcel 9.

Mr. Anderson and Mr. Allbright discussed the need for individual property owner's involvement with possible tax benefits to encourage wildfire mitigation. Mr. Allbright updated the Board on ISO ratings and stated associations in Steamboat Springs have received a "10" rating; a "1" rating being best at a "10" rating being the worst. Mr. Holloway questioned the current interest from property owners. Mr. Allbright stated the ones he has spoken with are interested. The issue is contacting owners who don't reside in the Steamboat Springs area.

Mr. Anderson stated educating property owners is important, especially related to outside material; as an example, rock is preferred to mulch for landscaping.

Dam Netting – Catamount Lake is the last area the Fish and Wildlife Service (FWS) would like to address to control pike fish. FWS would like to schedule a

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meeting with the District and all other parties to discuss options. FWS may be willing to pay for installation of netting for the District to prevent the pike fish from escaping Lake Catamount. The Board expressed interested in meeting with FWS with dates provided to meet in July or August.

Booster Pump Upgrade Project – Mr. Anderson reported the need to replace the existing pumps. Due to the age of the pumps, using the same type of pump system with increased number of pumps could be successful. Staff is hoping to change the pumps in late October or early November

Cluster Box Enclosure – The contractor is planning to build a three-sided facility to protect the cluster boxes from weather if his schedule allows.

Water Meter / Endpoint Upgrade – Staff is working to find a contractor to install new meters. Approximately 80% of the endpoints have been replaced. Meters over 20 years old are required to be replaced. Replacing the endpoints has overwhelmed staff but work is on schedule. Staff is working with AmCoBi to bill the new meters to the individual property owners.

Third Employee – The concept of hiring a third employee was discussed. It was noted this is a niche position and will be hard to find the correct employee. The Board expressed the need to find the right fit for the District. Director Holloway will provide contact information for a possible additional employee. The hiring process including the job description and interview process was discussed.

Horse Pasture – Property owners have requested permission to use the horse pasture for a summer time lease. Dennis Kuntz who is leasing the pasture for haying operations has approved the concept. Leasing the pasture to property owners with horses was approved by the Board and a lease will be drafted.

Administrative

Matters

Legal Representation – Matt Dalton retired from Spencer Fane and Lisa Mayer has been assigned as legal counsel for the District. Staff met with Ms. Mayer and recommended the District continue working with Ms. Mayer as general legal counsel. The Board approved continuing with Spencer Fane and Ms. Mayer as the District's general legal counsel.

Election of Officers – The Board agreed to leave the positions in place. Director Lipscomb will serve as Vice President/Assistant Secretary-Treasurer.

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Financial Matters

Draft 2021 Audit – The draft 2021 audit was provided to the Board. The auditor rendered a clean opinion. By motion duly made and seconded it was unanimously

RESOLVED to accept the 2021 audit as presented.

March 31, 2022 Financial Statement – The financial statements were reviewed by Mr. Weaver indicating the balance sheet shows a good fund balance. The budget to actual is consistent for the year to date. Mr. Weaver is concerned with the District covering expenses in the future as prices have increased for road overlays, costs for an additional employee, and other operating expenses. The District will need to consider increasing the annual assessment in future years. Director Baldinger stated there are several homes that will be completed in 2022, which could have a positive effect on the District's assessed values.

Director Wilson noted the District bonds will be paid off in 2023.

By motion duly made is seconded it was unanimously

RESOLVED to accept the March Financials as presented.

Accounts Payables and Accounts Receivables – The accounts payable and receivable lists were included in the packet and 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 9th day of May, 2022.

Respectfully submitted,



Cheri Curtis
Secretary for meeting