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# RECORD OF PROCEEDINGS

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## Minutes of the Regular Meeting Of the Board of Directors Catamount Metropolitan District August 8, 2022

A Regular Meeting of the Board of Directors of the Catamount Metropolitan District, Routt County, Colorado, was held August 8, 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:

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

The following Director was absent and excused:

- Meredith Lipscomb

Also in attendance were public and staff personnel:

- Bruce Allbright (via Zoom)
- Bob Nestora (via Zoom)
- Mike Haselden (via Zoom)
- Peggy Martin, Catamount Design Review
- Sue Heineke, Club at Catamount (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 8, 2022 at 3:11 p.m. noting a quorum was present.

### Changes to the Agenda

Fish escapement was added to the agenda under other business.

### Minutes

The Board reviewed the minutes of the May 9, 2022 Regular Meeting. Upon motion duly made and seconded it was unanimously

**RESOLVED** to approve the May 9, 2022 Regular Meeting minutes as presented.

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**Public Input** Peggy Martin with the Catamount Design Review was introduced and gave an update on the five current construction projects. There were concerns presented on disruption of the property on a construction site. Ms. Martin reported the Design Review collects a \$20,000 deposit. Once construction is completed, \$15,000 is returned to the property owner. The remaining \$5,000 is held until the landscaping is completed and the property is restored. The owners of the property in question are aware of the issues and are working to resolve them.

### **Operation Matters**

**Algae Control** –The floating islands have been delivered and were planted. The islands should be placed in the lake later this week. Mr. Haselden questioned if the roots have been established prior to placing the islands in the lake. Mr. Anderson stated the islands can be watered in the lake which will allow the roots to continue to establish. Mr. Anderson reported Floating Islands International has some personnel changes and indicated the District may be able to get a better deal on future islands.

The weed harvester will be on site the week of August 22, 2022. They will start near the boat dock area and work around the lake. The material removed from the area around the boat dock will be taken off site. The material on the south end of the lake will be place on the shore. Mr. Haselden reminded the Board this is a test case working in small areas to determine if it is successful.

Director Baldinger arrived at 3:25 p.m.

The boat and equipment being used to harvest the weeds will be inspected at Stagecoach prior to entering Lake Catamount to avoid contamination of Zebra Mussels.

**Wildfire Mitigation** –The wildfire mitigation has been completed at the Lake and around the Ranch Tank site. Western Timber Management was the contractor and the Colorado State Forest Service worked to make sure the work was completed properly. Victor Morgenstern, who owns property adjacent to the District, was impressed with the work and hired the contractor to provide wildfire mitigation on his property. The District will receive two grants; one from the Colorado State Forest Service and the other from Habitat Partnership Project.

Mr. Collier requested the Board consider increasing the weed control budget to help with wildfire mitigation.

Mr. Anderson reported the US Forest Service is not going to be doing a lot of work near the District's property east of the Lake near the yurt, and suggested the

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District work with property owners on the properties closer to the residential areas. For smaller properties, Mr. Collier reported it is possible to use smaller equipment.

**Booster Pump Upgrade Project** – Staff is working with the District’s engineer to upgrade the District’s pumps along with the installation of a third (jockey) pump that will run continuously. The third pump should improve the pressure in the system to keep it running consistent. The installation of the pumps is planned for November 2022.

**Cluster Box Enclosure** – Mr. Anderson reported the District is having difficulty finding a contractor and the project is on hold.

**Water Meter / Endpoint Upgrade** – All endpoints have been updated and meters have been replaced where required. Property owners reported they have been able to find and repair leaks much easier with the new system. All meters were billed at the end of the second quarter.

**Sarvis Creek Wilderness** – The letter to the County Commissioners in opposition to the Sarvis Creek Wilderness plans was reviewed and updated. The letter will be signed by the Board and will include a list of the individual Board members.

**Water Rights Update** – The report from the District’s water counsel was included in the Board packet. There was no further discussion.

**Fish Escapement Prevention** – Staff, Board members and representatives from the Fish and Wildlife Service Recovery Program met to discuss measures to prevent the northern pike from escaping Lake Catamount. The recommendation is to install netting away from the dam to avoid any possible conflicts with the dam and the Bureau of Reclamation. The Fish and Wildlife Service Recovery Program is funding the project.

Mr. Collier recommended installing longer netting for avoid debris from collecting. Mr. Anderson and Ms. Heineke agreed to work on the project. It was reported that funding is also available for maintenance.

**Third Employee** – The District is still looking for a good candidate. A couple of people are being considered, but have not been approached. The 2023 budget for payroll will be increased. Discussion followed on whether to hire a full or part-time employee. The Board discussed a pay range between \$50,000 to \$60,000 with full benefits.

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### Administrative

#### Matters

**Bill.com Procedures** – With changes to Bill.com, changing the second approver is difficult. It was agreed since Mr. Anderson already approves every invoice, he will no longer be an approver in Bill.com and will have a read only option. This will allow either Director Holloway or Director Baldinger to approve invoices with both required to approve anything over \$10,000.

### Financial

#### Matters

**June 30, 2022 Financial Statement** – The financial statements were reviewed by Mr. Weaver. The budget to actual variances are minimal. Capital expenditures are over budget but there are saving in other areas. Water meter sales and purchases are both over budget generally offset each other. The debt service mill levy will be reduced in 2023 due to the bonds being paid off and then the total mill levy will be decreased to 30 mills for operations only in future years. Director Holloway questioned the process to increase mill levy. Mr. Weaver explained the options process.

By motion duly made is seconded it was unanimously

**RESOLVED** to accept the June 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 8th day of August, 2022.

Respectfully submitted,

*Cheri Curtis*

Cheri Curtis  
Secretary for meeting