

---

# RECORD OF PROCEEDINGS

---

## Minutes of the Regular Meeting Of the Board of Directors Catamount Metropolitan District February 13, 2023

A Regular Meeting of the Board of Directors of the Catamount Metropolitan District, Routt County, Colorado, was held February 13, 2023 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
- Meredith Lipscomb
- Eric Wilson
- Brad Iversen
- Darlinda Baldinger (via Zoom)

Also in attendance were public and staff personnel:

- Kevin Thompson, US Forest Service
- Jim Hicks, Wilderness Expansion Proponent
- Ben Beall, Wilderness Expansion Proponent
- Paul Stettner, Wilderness Expansion Proponent
- Dave Lambeth, Wilderness Expansion Proponent
- Bruce Enever, Yampa Meadows Ranch
- Bruce Allbright (via Zoom)
- Nick Schoewe, Catamount Ranch & Club
- Mark Lampe, Catamount Ranch & Club (via Zoom)
- Sue Heineke, Catamount Ranch and Club (via Zoom)
- Sally Ross (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 February 13, 2023 at 3:00 p.m. noting a quorum was present.

**Changes to the Agenda**    No changes.

**Minutes**           The Board reviewed the minutes of the October 10, 2022 Regular Meeting. Upon motion duly made and seconded it was unanimously

---

# RECORD OF PROCEEDINGS

---

---

## CATAMOUNT METROPOLITAN DISTRICT February 13, 2023 Meeting Minutes

---

**RESOLVED** to approve the October 10, 2022 Regular Meeting minutes as revised.

**Public Input** None.

**Operation  
Matters**

**Sarvis Expansion** – The Sierra Club is proposing to expand the Sarvis Creek Wilderness Area to the north from its existing boundary to Harrison Creek. District representatives previously meet with Sierra Club representatives and Forest Service personnel. The USFS proposed a 1,000-foot buffer was added to the proposed plan between private property and the proposed Wilderness Expansion area.

Kevin Thompson with US Forest Service, presented maps showing the proposed wilderness expansion area and described the differences in fire management on designated forest types. The proposed area is very steep and would probably require air control to fight a wildfire. Mechanical equipment isn't allowed in designated wilderness, including during wildfire fighting operations. Mr. Thompson stated he is willing to work with the District to protect private property by conducting wildfire mitigation efforts on the property boundary.

Mr. Allbright questioned the standard for wilderness areas so close to urban interface. Discussion followed on the possibility of the US Forest Service providing wildfire mitigation in the Sarvis Creek area.

Director Holloway questioned the Sierra Club timeline to submit their proposal to Congress. Proponents indicated they were still working with the public and do not have a proposed date. The wilderness proponents left the meeting at 4:05 p.m.

Discussion followed on the Board's position on the matter. The insurability of individual homes and the proximity to potential risk were questioned. The Board decided their position should remain against the expansion of the Sarvis Creek Wilderness Area. A letter will be sent to the Sierra Club, Routt County Commissioners, CROA and state and US representatives stating the Board's position. Mr. Anderson and Director Holloway will draft and distribute the letter for Board's review. Mr. Allbright stated CROA is opposed to the proposed plan and will be communicating that as well.

**Wildfire Mitigation** – The Board discussed the mitigation processes on individual properties. The mitigation process will continue on Metro District

---

# RECORD OF PROCEEDINGS

---

---

## CATAMOUNT METROPOLITAN DISTRICT February 13, 2023 Meeting Minutes

---

Parcel 5 above the dam utilizing remaining grant money in 2023 and our consultants will continue to plan future mitigation efforts including working with the USFS.

**Booster Pump Upgrade Project** – The budget for the booster pump upgrade project was moved to 2023 from the 2022 forecast due to the delay in obtaining equipment. All pumps have been installed and are working properly. Director Holloway questioned whether the new pumps helped to reduce the line hammering at individual homes. Mr. Anderson reported the property that complained about hammering is not occupied and there is no update.

**DOVE** – (Disinfection Outreach Verification Enhancement) The quote for the baffling was included in the 2023 budget. We are currently waiting for approval of the baffling curtain design from CDPHE. Once approvals are obtained, the District will purchase and install the new baffling in the Lake Water Treatment Plant Clearwell to achieve adequate log reduction for the removal of Giardia using increased Chlorine contact time.

**Fish Escapement Prevention** – Staff is waiting on the Bureau of Reclamation to provide an update on the timeline for the proposed structure.

**DRB** – The DRB report was included in packet.

**Water Rights** – Director Holloway has been assured the District will have enough water rights at full build-out. The District will continue to monitor landscape watering to make sure private lots don't use excessive water. The District will continue to work to protect water rights.

Staff may start looking into options for upgrading the infiltration gallery for the water feature and irrigation in the PUD. If the lake were to be lowered below the normal operating levels due to a call on the Yampa River, the current configuration of the gallery may not be able to operate over an extended call period due to lake level being too low. It was discussed the possibility of the Cabins and Cottages needing to provide water storage to secure a 2 acre-foot storage right by constructing a pond in the PUD.

Non-potable water usage for outside irrigation on the Ranch Property was discussed. The main concern was to make sure it would not affect the Club and the golf course would be protected. The possibility of tying private homes into the golf course irrigation system will be investigated further.

---

# RECORD OF PROCEEDINGS

---

---

## CATAMOUNT METROPOLITAN DISTRICT February 13, 2023 Meeting Minutes

---

**Cluster Box Enclosure** – A contractor has presented a proposal for approximately \$20,000 to build structures at both mailbox areas. Staff is ready to move forward on the project. Two proposed options were presented. The second option would include protection on three sides and shelves for packages. Power is available at both locations for down lighting at night. The Board decided to proceed with three sided structures. Mark Lampe requested the District work with the golf course to keep the structures consistent.

### **Administrative Matters**

**24 Hour Meeting Notice** – By motion duly made and seconded it was unanimously

**RESOLVED** to approve the Catamount Metro Ranch Shop, 34035 East Highway 40, Steamboat Springs, Routt County, Colorado as the 24-hour posting notice location.

**2023 Election** – The last day to submit self-nomination forms is February 24, 2023 with February 27 as the deadline for write-in candidates. There are three four-year terms up for election. There have been three Self-Nomination and Acceptance forms submitted. If no are no other candidates as of the close of business February 27, 2023, the election will be cancelled and the Directors elected by acclamation.

**2023 Calendar** – The next meeting is scheduled for May 8, 2023.

### **Financial Matters**

**December 31, 2022 Financial Statement** – The financial statements were reviewed by Mr. Weaver with the District finishing 2022 favorably. The District Bonds were paid off in January 2023. By motion duly made and seconded it was unanimously

**RESOLVED** to approve the December 31, 2022 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.

---

# RECORD OF PROCEEDINGS

---

---

## CATAMOUNT METROPOLITAN DISTRICT February 13, 2023 Meeting Minutes

---

### **Bank**

#### **Transfer**

Email fraud has increased and management would prefer to not send sensitive information through email. The only transfers that can be made from ColoTrust are to the District's Alpine Bank account, unless two members of the Board approve a change in normal procedures. It was agreed to allow Cheri Curtis to be able to transfer funds from the District's ColoTrust Account to the Alpine Bank Checking Account.

### **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 13th day of February, 2023.

Respectfully submitted,



Cheri Curtis

Secretary for meeting