

---

# RECORD OF PROCEEDINGS

---

## Minutes of the Regular Meeting Of the Board of Directors Catamount Metropolitan District May 8, 2023

A Regular Meeting of the Board of Directors of the Catamount Metropolitan District, Routt County, Colorado, was held May 8, 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 (Via Zoom)
- Meredith Lipscomb
- Darlinda Baldinger
- Eric Wilson (Via Zoom)
- Brad Iversen (Via Zoom)

Also in attendance were public and staff personnel:

- Kevin McAbee, Colorado River FWS Recovery Program
- Bruce Allbright
- Sue Heineke, Catamount Ranch and Club (via Zoom)
- Joel Anderson, District Manager
- Kevin Collier, District Assistant Manager
- John Hogan, Catamount Staff
- 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 8, 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 February 13, 2023 Regular Meeting. Upon motion duly made and seconded it was unanimously

**RESOLVED** to approve the February 13, 2023 Regular Meeting minutes as presented.

**Public Input** None.

---

# RECORD OF PROCEEDINGS

---

---

## CATAMOUNT METROPOLITAN DISTRICT May 8, 2023 Meeting Minutes

---

### Operation Matters

**Fish Escapement Prevention** – Kevin McAbee with the Colorado Recovery Program gave the Board an update on the status of the process. Mr. McAbee met with representatives from Colorado Parks & Wildlife and Catamount staff in July 2022 onsite to discuss options to prevent the Northern Pike in Lake Catamount from escaping through the outlet. After reviewing different options, it was decided to install netting at the outlet. The Bureau of Reclamation is developing a plan for the netting installation. There are concerns with algae growing on the net, which will require the design to guarantee the netting will be able to hold the weight of the algae in between regular cleanings during the summer months. Outlet flows and overflows are another concern. It is estimated the cost to be funded by the Bureau of Reclamation to be over \$1M. The mesh size could be larger since it will be located near the outflow and not near the dam. Float and anchoring also has to be considered. Mr. McAbee will continue to work on the finalization of the design and report back to the Board.

Director Wilson questioned the timing for the installation. Mr. McAbee estimated the design will be completed in 2024 followed by the bidding process for installation in 2025. There is a concern with debris compromising the netting. Mr. McAbee stated a pre-boom will be installed prior to the netting to catch heavier debris.

Colorado Parks and Wildlife have put traps in Catamount Lake to catch Northern Pike. They have been successful catching fish in approximately the 18” range.

Mr. Anderson indicated a dive exploration is scheduled for June 8, 2023. That information will be provided to Mr. McAbee. Mr. McAbee left the meeting at 3:18 p.m.

**Sarvis Expansion** – After the February meeting a letter was sent to the Routt County Commissioners, USFS, Sierra Club Representatives, and local and Federal elected officials strongly opposing the proposal. Mr. Anderson has heard back from several elected officials but nothing from the Commissioners or Sierra Club.

**Wildfire Mitigation** – Mr. Allbright reported he attended with Wildfire Mitigation conference and had a discussion related to Catamount. It was noted homes have been built adjacent to wilderness areas, but wilderness areas have not been expanded to residential areas.

Staff will meet with contractors to discuss access to the 40-acre District parcel from either the Dam or Lot 1 to perform wildfire mastication by machine. If the

---

# RECORD OF PROCEEDINGS

---

---

## CATAMOUNT METROPOLITAN DISTRICT May 8, 2023 Meeting Minutes

---

parcel is not accessible by machine, Lost Ranger will be hired to complete the mitigation by hand.

The committee has met to discuss becoming a Firewise community with the ultimate goal to obtain a better insurance rating for the community. It was noted the Lake properties are 10 miles from the closest fire station, which affects their insurance rating.

**Insurance Services Office** – ISO presented the process for rating properties. The Ranch properties have a better rating than the Lake properties. There is a new rating for a community that have water infrastructure in place, which could be beneficial for the Lake properties. An operating fire truck within 5 miles would also improve the rating.

**DOVE** (Disinfection Outreach Verification Enhancement) – Mr. Anderson reported the District is making progress and has received preliminary approval for baffling that has been ordered. The baffling will be installed before the irrigation system.

**DRB** – The DRB report was included in packet. Mr. Anderson reviewed the properties under review.

**Water Rights** – Mr. Anderson explained the challenges the District has experienced to complete the approval process for absolute and conditional water rights. The existing wells should provide 282 gallons per minute allotment at build out while maintaining adequate water rights. The District decided to terminate the conditional rights for the older wells five to fifteen.

There are potential plans to redesign the intake structure for the PUD water feature and irrigation. There was a discussion with the golf course to use non-potable water for irrigation purposes on individual properties. However, the obstacles and challenges presented ended the discussion.

**Cluster Box Enclosure** – 10 Point Construction started on the cluster box enclosure at the Ranch today. The structure will be 8' by 16' with three walls.

**Hay Leases** – The District is operating under existing hay leases through 2024. Joe Duksa, who leases the west parcel at the Lake wastewater facility, is working with NRCS to increase production. NRCS recommends overseeding the parcel. Mr. Duksa would need a ten-year lease at present cost to make it feasible. Mr. Anderson recommends moving forward with the extended lease based on the

---

# RECORD OF PROCEEDINGS

---

---

## CATAMOUNT METROPOLITAN DISTRICT May 8, 2023 Meeting Minutes

---

quality of his work. Mr. Anderson is working with other hay contractors to get hay put up timely.

**Road Overlay Project** – United Companies was the only company to bid the project. The bid presented was \$10,000 over budget. The Board agreed to proceed the contract with United Companies. The overlay will be commence May 22, with the shouldering completed at a later date. United Companies will work with individual driveways to provide a smooth transition.

**Civil Engineering** – Staff has been frustrated with CDC in last few years and would like to hire a new civil engineer for future projects. The dam project will remain with AECOM. Possible engineering firms were presented.

**Other Issues** – Mr. Anderson asked whether property owners are still interested in boarding horses on District properties. Director Lipscomb stated one person may be interested in the fall.

Director Baldinger noted a tree floating in the Lake. Mr. Anderson suggested waiting until the Club has boats launched in the Lake to get the debris removed.

Director Lipscomb questioned whether the entrance fence at the Ranch would be repaired in 2023. Mr. Anderson reported it is an ongoing process. Director Holloway suggested cutting off the posts rather than removing them. Mr. Anderson stated the cut-off posts could be a hazard.

### **Administrative**

**Matters** **Election of Officers** – There were no changes to the officers. By motion duly made and seconded it was unanimously

**RESOLVED** to approve no officer changes.

### **Financial Matters**

**March 31, 2023 Financial Statement** – The Board questioned the status of the District 2024 mill levies due to property re-valuations. Mr. Weaver stated Governor Polis introduced new legislation last week that would change 2023 assessed values for 2024 tax collections. Until the assessed value process is determined, the 2024 budget process will be a challenge.

The financial statements were reviewed by Mr. Weaver. Revenues and expenses are tracking in line with budget. The District Bonds were paid off in January 2023 showing a saving on the bond interest. By motion duly made and seconded it was unanimously

---

# RECORD OF PROCEEDINGS

---

---

## CATAMOUNT METROPOLITAN DISTRICT May 8, 2023 Meeting Minutes

---

**RESOLVED** to approve the March 31, 2023 financials as presented.

**2022 Audit** – The draft 2022 audit was distributed to the Board. Mr. Weaver reviewed the highlights noting the District received a clean opinion. By motion duly made and seconded it was unanimously

**RESOLVED** to accept the 2022 audit as submitted.

**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.

### **Other Business**

Mr. Anderson questioned how the Board would like to handle an outstanding invoice for spraying the weeds on a private lot that was ordered by the District. The Board agreed to pay the invoice and attempt to collect payment from the owner.

### **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 May, 2023.

Respectfully submitted,



Cheri Curtis  
Secretary for meeting