

CROA Board Meeting

August 11, 2021 @ 8:30am

Commercial Property Group Conference Room

Present: Todd Cooper, Bruce Albright, Bryan Roche

Others Present: Carolina Manriquez (CO State Forest Service), Sally Ross (CCALT), Andrea Wilhelm (CPG), Joel Andersen (Catamount Metro District)

Introductions were made and the meeting was called to order at 8:35am. Sally Ross explained that with the merger between YVLT and CCALT, CCALT is now the owner of Rehder Ranch and has decided to use it as a demonstration project for restoration programs and fuel mitigation work. CCALT has engaged CSFS and their representative Carolina Manriquez as a partner in this endeavor. Carolina provided some additional background by mentioning that the Dept of Ag farm bill gives CSFS authority to work on federal lands and national forest. Since 2017 CSFS has treated about 1000 acres of forest land in the Steamboat area. One of the missions of CSFS is to work with private landowners and support stewardship of forest land. CSFS is able to act through state contract procedures (vs. federal partners) and currently has 10 year agreement and grant to perform fire mitigation work in the south Medicine Bow area. The Rehder Ranch project is already on that list of priorities, hopefully for next year, in addition to the 60 acre ranch parcel owned by the Catamount Metro District which borders Alpine Mt. Ranch near the water tank. The second area targeted for grant funding is the approximate 100 acre area near Rehder Ranch and national forest land on the back side of the lake. The goal of mastication is to create undulating lines throughout the trees that will break the canopy but not result in the forest appearing destroyed or bulldozed. Bruce inquired whether the Metro Board has discussed the scenario where the grant funding may not cover the entire 60 acres but Joel said they did not. Joel mentioned the Metro Board is drafting a letter to the Sierra Club to indicate the Metro District is not interested in a partnership to expand the Sarvis Creek Wilderness Area. Joel will share that letter with Andrea so that the CROA Board can send something similar. Todd felt it would be beneficial to initiate some PR and communication efforts with homeowners about the ranch mitigation work to be done next year. Carolina also suggested some landowner tours on past project sites. Sally said she could help draft a letter to owners highlighting the importance of defensible space, habitat enhancement, forest and water quality in the lake, and the larger scale master planning process. A CWPP/good neighbor agreement could also be a possibility among homeowners. CCALT and CROA have signed a service agreement with CSFS and stage one includes some of this smaller mitigation work (50-100 acres) whereas stage two will involve a master plan for the next 10-15 years including community engagement and education. There was also discussion of the development of a cross easement across all properties to allow CROA to potentially access homeowner properties for this type of work.

The next order of business was a discussion of the dock square footage discrepancy that was discovered during a recent DRB submittal. The current conservation easement indicates docks can be no larger than 300sf which is in turn reflected in the Design Guidelines yet there are multiple docks on the lake larger than that size. Joel indicated the initial intent of that limitation was 30ft from shoreline into the lake. There was also discussion about whether ramps are included in that calculation. Sally Ross with CCALT indicated the size was not a concern from a conservation standpoint and said the easement could be amended as needed, pending a recommendation from CROA and approval by the CCALT Board. After some discussion, it was suggested that the largest dock on the lake should be measured for both length and total square footage, then those parameters could be provided to CCALT for the amendment. The Board asked Andrea to have the DRB make a recommendation about how to proceed.

Next, Andrea provided a brief overview of year to financials indicating that all 2021 dues have been paid and NOI is running about \$6700 ahead of budget primarily due to DRB expenses being underbudget. This led to a conversation from the 2020 Annual Meeting about whether the current DRB fees are sufficient to cover DRB costs. Andrea indicated that the current Catamount DRB fees are roughly twice that of some other HOAs managed by CPG and that in the past, CPG had not been charging the \$500 fee for all modifications including minor landscaping changes. Starting in 2021, all modifications will be billed that \$500 fee and Andrea believes there will be almost a \$10k surplus in DRB income vs. expense to offset the \$8K loss that has been incurred over the past four fiscal years. She also provided a brief update on 2021 DRB activity which has included the following submittals: four landscape changes, a solar submittal, dock submittal, hay barn addition, and 3 new homes (Lake lots 26 & 22 and Ranch lot 2). Todd reiterated that he would like to attend the next DRB meeting and would ideally like a DRB member to attend the next Board meeting.

New Business

Todd reported that that Club had recently asked CCALT to approve a new dumpster enclosure – to be used in conjunction with cabins and cottages - but the bids came back at \$350k so they are now reconsidering. They are also asking to bump out and expand the Club kitchen and construct an outdoor pavilion near the outfitter center. Ultimately the decision will be up to CCALT but there was discussion about CROA's stance on this issue and Todd suggested drafting a letter to CCALT to communicate the Board's thoughts. He also asked Andrea reach out to Luke to ask for the plans that were submitted and further suggested making a request that all parties - Club, Metro, CROA, and CCALT - be included in terms of communication and information sharing for items like this in the future.

After some additional informal discussion, Andrea was asked to check with Rob Knutson on whether the Cabins & Cottages Annual Meeting date has been set for this year and report back to the Board with a suggestion for the CROA Annual Meeting on the same day. The meeting was adjourned at 11am.

Recorded by,

Andrea Wilhelm
Commercial Property Group