



BOARD LETTER
January 18th, 2024

BOARD AND COMMUNITY HAPPENINGS

METRO DISTRICT
OPERATIONS UPDATE

STREAMLINE WEB SERVICES

Mount Vernon Metro District's website will be getting a new look! Currently the website for the Metro District is focused exclusively on compliance management, and with recent feedback requesting more access and transparency, the District is excited to move its platform to Streamline. This shift is one of several the Board is working to take to increase transparency and communication, including Zoom links for all Board meetings, more information on agendas, and continued outreach for Proprietary Member volunteer engagement.

Streamline web services specializes in Metro District web platforms, and offers great tools for sharing forms, calendar information, updates, and document storage. We will be looking to roll out the new version of the website in early February.

VOLUNTEERS NEEDED

Anyone with experience in website design is needed to assist in the transition to the new Streamline website. Contact Jon Hassinger – jhassinger@mvccmetro.org.

CLUBHOUSE UPDATES

For a third consecutive year, the clubhouse grew its membership base. More new members were added in December than were lost for the first time in 6 years of reliable data.

The clubhouse recaptured its traditional share of holiday parties 'post-COVID.' Year-over-year revenue in the F&B Department in December 2023 and January 2024

reflects the efforts of the sales and marketing team to meet this vital goal!

Year-end net revenues exceeded the original budget by a healthy margin. Every department within the club exceeded its revenue goals. Expenses were managed in a way that allowed the club to improve in several areas that were not budgeted initially, including, but not limited to, the painting of the tennis house, weight room renovations, and repairs to the clubhouse soffit & fascia.

SAVE THE DATE!

Winter Progressive Dinner - February 24th. Please RSVP by Friday February 9th if you would like to attend and if you would like to volunteer to be a host for Appetizers/Cocktails, Dinner or Dessert. Please RSVP to Maddee James (Madeirajames@me.com).

CORPORATION BYLAWS & METRO DISTRICT
POLICY UPDATE

Changes to Bylaws and Policies approved by resolutions of previous Metro District and Corporation Boards of Directors regarding snowplowing (see Board meeting minutes from 12/12/2019) and tenant membership requirements (see Board meeting minutes from 11/21/2016) had not been made to the official documents. Given the time that had elapsed since these original approvals, the current Board felt it appropriate to review changes to be made to language in the Corporation Bylaws and the MVCCMD Policies. The approved language below will be ratified at the February 15th meeting and the respective documents updated.

See next page for the previously updated language that will be published:

Corporation Bylaws

8.3 Tenant Obligations. Tenants are subject to the same rules as apply to Proprietary Members, including the Bylaws of Mount Vernon Country Club Corporation and Mount Vernon Country Club Metropolitan District, and the Policies of the District. Tenants will be required to hold their own memberships in Mount Vernon Canyon Club if they wish to use any of the Club’s facilities. Tenants may select their level of membership, for which the initiation fee will be waived and monthly dues paid. Notwithstanding the foregoing, however, Proprietary Members will be held responsible for fees and charges incurred by their tenants.

MVCCMD Policies

6.5 Removal of Snow. In case of heavy snowfall, priority will be given to the clearing of thoroughfare roads located within the District and the roads and parking lots surrounding the clubhouse (if the clubhouse is in operation). Reasonable efforts will be made to move windrows away from the entrances to driveways of Property Owners or residents. After the thoroughfare roads, the roads and parking lots located near the clubhouse, and other areas within the District determined to require priority have been cleared, private driveways may be cleared for exceptional reasons such as medical, fire, and other emergency access. Residents of the District are responsible for clearing their own driveways or making arrangements to have them cleared.

2024 BOARD MEETINGS

The next scheduled monthly Board meeting will be on **THURSDAY, FEBRUARY 15TH, at 6:00pm.**

Dates for 2024 meetings are as follows:

- February 15
- March 21
- April 18
- May 16
- June 20
- July 18
- August 15
- September 19
- October 17
- November 21
- December 5

Meetings of the Board are public, open meetings and all are welcome to attend at any time. Additionally, now all board meetings will be hybrid, with the option of coming in person or attending by Zoom. If you wish to submit an

agenda item for the Board’s consideration, please submit the topic title, a written summary of the issue and any background information, and expected board action (i.e. discussion, decision, or resolution) to Secretary Jon Hassinger (jhassinger@mvccmetro.org).

Board meeting notices and agendas are posted on the MVCC Proprietary Member website, on the Metro District public website, and at the Clubhouse. In addition, agendas are provided to residents by email no later than 24 hours before each meeting. Minutes of Board and Proprietary Member meetings are posted to the Proprietary Member and Metro District websites following the meeting at which they are approved by the Board (usually the next Board meeting).

GENERAL SERVICES

FIVE POINTS ASSESSMENT COMMITTEE

Andy Dufford shared updates with the Board regarding the public design for the Five Points Traffic Circle. If you are interested in being involved or sharing input in any way, please be sure to review the email from Gail McGowan (on behalf of Andy Dufford) that was shared with all residents called “5-Points Traffic Circle - Dufford Memo to Homeowners.”

ACCESSING THE PROPRIETARY MEMBER WEBSITE

Proprietary Members may access their secure site:

- *Go to the Club website, mountvernoncc.com;
- *Click on “Member Login” at the upper right corner (or on the secondary “Member Login” at the bottom of the Home Page);

1) Enter your Username (your 6-digit member number, including as many zeroes before your member number necessary to make it a 6-digit number);

2) Enter your password (until you change it, the default password will be your last name, all lower case; make any password changes, save changes and log in);

*Go to the *Club Resources* navigation button on the top, to the right of the MVCC logo, and scroll down to *Proprietary Community*;

*Select and click on the folder, then document you want.

*Log out when finished, at the top right corner.

In addition, the official governmental website for Mount Vernon CC Metropolitan District can be accessed at <https://mvccmd.colorado.gov/>.

**MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT
FINANCIAL SUMMARY (UNAUDITED)
DECEMBER 31, 2023**

A brief summary of each of the District's six financial statements and the Corporation financial statement are provided below.

GENERAL FUND

2023 YTD Revenues: \$522,807

Primary revenue sources include property taxes, homeowner fees, corral, trash fees, rental income and interest income. As of December 31, 2023, the District has collected 115% of its budgeted revenues, including property taxes of \$192,363 of which 99% has been collected.

2023 YTD Expenditures: \$445,847

General Fund expenditures include general and administrative expenses as well as operations and maintenance (corral, trash, roads, ditch, culverts, snow plowing, equipment maintenance, district property repairs and utilities). As of December 31, 2023, the District has expended 105% of its budgeted expenditures.

The Ending Fund Balance at December 31, 2023 is \$1,172,950.

WATER FUND

2023 YTD Revenues: \$351,856

Primary revenue sources include water service fees, homeowner fees and interest income. As of December 31, 2023, the District has collected 101% of its budgeted revenues.

2023 YTD Expenditures: \$341,453

Primary expenditures include the Ridge Way water line capital project and other capital pipe replacements (\$175,212), water line repairs, water operator and consultants, utilities and repair and maintenance. As of December 31, 2023, the District has expended 124% of its budgeted expenditures (not including capital expenditures).

The Ending Fund Balance at December 31, 2023 is \$151,244.

TRANSPORTATION FUND

2023 YTD Revenues: \$168,275

Primary revenue sources include PM transportation fees, the transportation reserve 2% sales tax and interest income. As of December 31, 2023, the District has collected 175% of its budgeted revenues.

2023 YTD Expenditures: \$ 00

Primary expenditures are for road repairs. As of December 31, 2023, the District has expended 0% of its budgeted expenditures.

The Ending Fund Balance at December 31, 2023 is \$424,073.

FIRE MITIGATION FUND

2023 YTD Revenues: \$62,292

Primary revenue sources include PM fire mitigation fees, grant funds and interest income. As of December 31, 2023, the District has collected 133% of its budgeted revenues.

2023 YTD Expenditures: \$19,825

Primary expenditures were for fire mitigation efforts related to water-line installations in the 5-Points area and grant consultant fees. As of December 31, 2023, the District has expended 18% of its budgeted expenditures.

The Ending Fund Balance at December 31, 2023 is \$135,176.

CONSERVATION TRUST FUND

As of December 31, 2023, the CTF has a Fund Balance of \$2,173. CTF funds may be used for the acquisition, development, and maintenance of new conservation sites or for capital improvements or maintenance for recreational purposes on any public site.

RECREATIONAL CLUBHOUSE FACILITY – PROPRIETARY FUND

2023 YTD Revenues: \$5,025,673

Primary revenue sources include fees from activities and recreation, food and beverage sales, social dues and fees, pool, racquets, and wellness fees. As of December 31, 2023, the District has collected 110% of its budgeted revenues.

2023 YTD Expenditures: \$4,556,329

Expenditures were for the operation of the Club and additional capital expenditures of \$87,258. As of December 31, 2023, the District has expended 103% of its budgeted expenditures.

The Ending Fund Balance at December 31, 2023 is \$383,383.

DEBT SERVICE

Expenditures consist of the principal and interest payments on the District’s Series 2020A and 2020B bonds; bank and Jeffco fees.

The Ending Fund Balance as of December 31, 2023, is \$1,938.

MOUNT VERNON COUNTRY CLUB CORPORATION

2023 YTD Revenues: \$2,536,156

Revenue sources include tax credit sale and interest income.

2023 YTD Expenditures: \$811,990

Expenditures consist of CE operating expenses, repayment of advances and Federal and State income tax payments.

The Ending Fund Balance as of December 31, 2023, is \$1,647,666.

SUMMARY (ALL FUNDS)

The ending fund balance for all Metro District and Corporation funds as of December 31, 2023, is \$3,918,603

2023 YTD Revenues \$8,667,059

2023 YTD Expenditures \$6,175,444