



**MOUNT VERNON**  
**C O U N T R Y C L U B**  
*Metropolitan District*

**BOARD LETTER**  
**January 23, 2023**

**BOARD AND COMMUNITY HAPPENINGS**

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**METRO DISTRICT**  
**OPERATIONS UPDATE**

**FINANCIAL SUMMARY**

You will notice a new format that the Board has adopted in an ongoing effort to make the year-to-date financial information provided in each monthly Board Letter more understandable. This is based on the template that is generally used by a majority of metro districts.

**WATER SYSTEM UPDATES**

The work on Ridge Way to replace approximately 1,400 linear feet of aging and leaking iron waterline is, at long last and thankfully, complete. The amount of rock it was necessary to excavate significantly extended the length of time to complete the project.

Installation of a new winterized water line providing water in the Five-Points parking lot accessible to the ice rink, and into the picnic grounds to provide better fire safety, was also completed.

**IMPRESSIVE FACTOID**

In three days of recent snowplowing, G.S. and volunteer snowplowers clocked 176 truck miles on the Club's 9 miles of roads.

**CLUBHOUSE/RECREATION**  
**OPERATIONS UPDATE**

Clubhouse operations ended 2022 with a net gain of 21 members, adding dues and initiation revenue of \$80,000 more than budget, and contributing to an unaudited net operating income of \$310,078 before capital expenditures and funding depreciation; and wedding and

event revenue that exceeded the 2022 sales plan by \$160,000.

The Club added more members in January of 2023 and resigned fewer vs. January 2022, thanks in large part to the success of the Member Referral Program. We are entering 2023 with 101 weddings currently on the books and Mount Vernon has, once again, been awarded *The Knot's* "Best of Weddings" for 2022 and has won the "Couples' Choice" Award.

**May 2, 2023 ELECTION**

Terms of four Board Directors will expire in May: Walter Crawford, Andrew Price, Cheryl Shaw, and Tom Weimer. Should you wish to run to fill one of these vacancies (there will be one two-year term and three four-year terms), *Self-Nomination and Acceptance Forms* are available from the Designated Election Official ("DEO"), Sue Blair, at Community Resource Services of Colorado (CRS): [sblair@crsofcolorado.com](mailto:sblair@crsofcolorado.com). The *Self-Nomination and Acceptance* form is also attached at the end of this Board Letter. Pursuant to statute, **this form must be handwritten by the candidate.**

If you want to place your name in nomination to serve as a Mount Vernon Director, please complete the form and return it to Sue Blair, the Designated Election Official, by email to [elections@crsofcolorado.com](mailto:elections@crsofcolorado.com). An email submission is preferred but you may submit a hard copy mailed to:

Sue Blair, Designated Election Official  
Community Resource Services of CO  
7995 E Prentice Ave #103E  
Greenwood Village CO 80111

The *Self-Nomination* form must be filed with the DEO no later than 3:00 p.m., February 24, 2022. An earlier postmark date will not be considered as having been received.

Elected Board members must successfully complete a background investigation by the Colorado Bureau of Investigation and be fingerprinted as a requirement of the MVCC Metro District's liquor license. Each candidate will also be asked to provide a biography stating his/her professional qualifications, with an emphasis on involvement with the Mount Vernon Country Club activities.

### **CONSERVATION EASEMENT**

The grant of conservation easement on the South Custer Wash property to Colorado Open Lands was closed on January 13 and the Application for Tax Credits filed with the State on January 19. If MVCC is awarded tax credits, they are expected to be available for sale in mid-2023.

Following is a recap of the ballot results that had been sent to all Proprietary Members on January 6:

#### **MVCC Metro District Road Access Easement**

86 Approve  
3 Disapprove  
2 Ballots not issued to PMs not in good standing  
12 Ballots not returned  
103 Total Proprietary Members

#### **MVCC Corporation Conservation Easement to COL**

88 Approve  
1 Disapprove  
2 Ballots not issued to PMs not in good standing  
12 Ballots not returned  
103 Total Proprietary Members

### **2023 BOARD MEETINGS**

The next regularly scheduled monthly Board meeting will be on February 16, 2023 at 7:00 p.m.

The following tentative dates have been set for the remaining 2023 Board meetings, also at 7:00 p.m.:

March 16, April 20,  
May 18, June 15, July 20,  
August 17, September 21, October 19,  
November 16, and December 7

Any changes to dates, times, or meeting format will be announced before the meetings.

Meetings of the Board are public, open meetings and all are welcome to attend at any time. 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 Gail McGowan (gmcgowan@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).

### **NOT ALL ANIMAL EXCREMENT IS EQUAL**

Several attendees at the December 14 Semi-Annual Meeting of Proprietary Members brought up the issue of having to deal with extraordinary amounts of dog poop irresponsibly left on roads and trails by our dog owners. You are asked to, PLEASE, be prepared to, and actually pick up after your dog! Following is some information on animal excrement:

As it turns out, not all animal poop is equal. The waste left behind by wild animals is actually beneficial to the ecosystem because those animals consume resources and nutrients from the ecosystem. Those same resources and nutrients are then returned to the ecosystem in their waste, according to the [Leave No Trace Center for Outdoor Ethics](#).

This is not the case with dogs and other pets, which typically eat nutrient-dense commercial pet foods. When your dog poops, they are leaving behind waste with high quantities of nutrients such as nitrogen and phosphorus that can cause imbalances in the ecosystem. When these nutrients become imbalanced, it can create instability in the ecosystem, according to Leave No Trace. These instabilities can allow for invasive plants species to more easily grow and thrive.

## GENERAL SERVICES

### SLASH COLLECTION

If you drop off slash, please follow these requirements:

1- Close the horse pasture gate immediately after passing through going and coming. Please assume that horses may be in this pasture.

2- Limbs and slash less than 6" diameter only. Otherwise, the chipper cannot handle it and the cost to remove non-compliant materials will be billed to your account.

3- Only slash is allowed. No plastic bags, no yard trash, nothing else. This is not a dump site. Shirley Trash will pick up 5 bags of yard trash on non-recycle weeks.

4- Deposit slash on the south side of the berm from the road and not from the top of the berm. Please be careful not block the road with slash. Do not drive on top of the berm.

Should you have any questions, please contact Dick Shaw: [dshaw@mvccmetro.org](mailto:dshaw@mvccmetro.org) or 303-902-3472.

### ***PLEASE DO NOT CONTACT G.S. EMPLOYEES DIRECTLY TO PERFORM NEEDED SERVICES.***

The General Services Service Request Form on the Proprietary Member website should be used for all non-emergency requests for service to be performed by GS staff or personnel, or for reporting maintenance needs you observe and would like to bring to the attention of GS.

### Trash/Recycling

If you experience any issues with trash/recycling services, please report them directly to SSP Waste by texting 303-990-3463, phoning 303-838-6033, or emailing [info@sspwaste.com](mailto:info@sspwaste.com). Board Member Bill McFarlane has offered to serve as our Metro District liaison with SSP, but should be contacted only after all else has failed to resolve issues.

**Remember:**

**SSP's pickup times are somewhat erratic, so be sure that you have your trash/recycling out by 7:00 a.m.**

**Up to 5 additional bags of yard waste may be put out for collection on NON-RECYCLING WEEKS ONLY.** If put out on recycling weeks, they will not be picked up.

## ACCESSING THE PROPRIETARY MEMBER WEBSITE

Proprietary Members may access their secure site:

\*Go to the Club website, [mountvernoncc.com](http://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, 2022**

The District's financial statements include seven "funds." Below is a brief summary of each fund.

**GENERAL FUND**

2022 YTD Revenues: \$495,194

Primary revenue sources include property taxes, homeowner fees, corral, trash fees, and rental income. As of December 31, 2022, the District has collected 115% of its budgeted revenues.

2022 YTD Expenditures: \$423,742

General Fund expenditures include general and administrative expenses as well as operations and maintenance (corral, trash, roads, ditch and culverts). As of December 31, 2022, the District has expended 95% of its budgeted expenditures.

From the District's fund balance, transfers were made to the Conservation Easement of \$106,627 and to the Debt Service Fund of \$57,167.

The Ending Fund Balance at December 31, 2022 is \$1,043,549.

**WATER FUND**

2022 YTD Revenues: \$291,972

Primary revenue sources include water service fees and homeowner fees. As of December 31, 2022, the District has collected 101% of its budgeted revenues.

2022 YTD Expenditures: \$342,782

Primary expenditures include the Ridgeway water line capital project, water line repairs, water operator and consultants, utilities and repair and maintenance. As of December 31, 2022, the District has expended 175% of its budgeted expenditures.

The Ending Fund Balance at December 31, 2022 is \$158,367.

**TRANSPORTATION FUND**

2022 YTD Revenues: \$92,318

Primary revenue sources include PM transportation fees and 2% sales tax. As of December 31, 2022, the District has collected 125% of its budgeted revenues.

2022 YTD Expenditures: \$88,960

Primary expenditures were for road repairs. As of December 31, 2022, the District has expended 32% of its budgeted expenditures.

The Ending Fund Balance at December 31, 2022 is \$265,474.

**FIRE MITIGATION FUND**

2022 YTD Revenues: \$40,317

Primary revenue sources include PM fire mitigation fees and grant monies. As of December 31, 2022, the District has collected 54% of its budgeted revenues (grant funds have not been received to date).

2022 YTD Expenditures: \$30,187

Primary expenditures were for fire mitigation efforts and slash chipping cost. As of December 31, 2022, the District has expended 39% of its budgeted expenditures.

The Ending Fund Balance at December 31, 2022 is \$85,268.

**CONSERVATION TRUST FUND**

As of December 31, 2022, CTF has an Ending Fund Balance of \$18,203. These funds may be used for public open space projects.

**RECREATIONAL CLUBHOUSE FACILITY – PROPRIETARY FUND**

2022 YTD Revenues: \$4,515,060

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, 2022, the District has collected 108% of its budgeted revenues.

2022 YTD Expenditures: \$4,204,983

Expenditures were for the operation of The Club. Additional capital expenditures total \$281,105. As of December 31, 2022, the District has expended 104% of its budgeted expenditures.

The Ending Fund Balance at December 31, 2022 is \$27,216.

**DEBT SERVICE FUND**

2022 YTD Revenues: \$95,496

The primary revenue source is property taxes. As of December 31, 2022, the District has collected 100% of its budgeted revenues.

2022 YTD Expenditures: \$152,732.

Expenditures consist of the principal (\$31,000) and interest (\$31,070) payments on the District’s Series 2020A and 2020B bonds; bank and Jeffco fees; and the short-term loans from “investors” for the repair and maintenance of the Metro District-owned houses.

The Ending Fund Balance at November 30, 2022 is \$1,276.

**SUMMARY (ALL FUNDS)**

The ending fund balance for all seven funds as of December 31, 2022 is \$1,674,65.

|                       |             |
|-----------------------|-------------|
| 2022 YTD Revenues     | \$5,548,560 |
| 2022 YTD Expenditures | \$5,243,386 |

**SELF- NOMINATION AND ACCEPTANCE**

C.R.S 1-13.5-303; 32-1-103(4); 1-45-109(1); 1-45-110; SOS CPF Rule 16; 1-4-908(1), 1-4-912

I, \_\_\_\_\_

**(PRINTED)** full name of the candidate as the name will appear on the ballot, cannot use titles such as "MD," "Reverend," or "Chief")

who resides at: \_\_\_\_\_  
(residence street name and number)

\_\_\_\_\_  
(city/town, zip code)

\_\_\_\_\_  
(county) (state)

\_\_\_\_\_  
(mailing address if different from residence address)

**hereby nominate myself and accept such nomination** for the following office of Director at the May 2, 2023 regular election for Mount Vernon Country Club Metropolitan District ("District") and will serve if elected:

\_\_\_\_\_ A two-year term until the regular special district election to be held in May 2025.

\_\_\_\_\_ A four-year term until the regular special district election to be held in May 2027.

**I affirm that I am an eligible elector** of the District and am an eligible elector at the date of signing this Self-Nomination and Acceptance Form (or letter).

I am an eligible elector because I am registered to vote in Colorado and am (mark one):

- \_\_\_\_\_ A resident of the District, or area to be included in the District; or
- \_\_\_\_\_ The owner (or spouse/civil union partner of owner) of taxable real or personal property situated within the boundaries of the District, Spouse's Name, if property is in spouse's name: \_\_\_\_\_
- \_\_\_\_\_ A person who is obligated to pay taxes under a contract to purchase taxable property within the District.

Mark here \_\_\_\_\_ if you are a member of an executive board of a unit owner's association, as defined in §38-33.3-103 of the Colorado Revised Statutes, located within the boundaries of the district for which you are running for office.

I further affirm that I am familiar with the provisions of the Fair Campaign Practices Act as required in §1-45-110 of the Colorado Revised Statutes, and I will not, in my campaign for this office, receive contributions or make expenditures exceeding \$200 in the aggregate during the election cycle, however, if I do so, I will thereafter file all disclosure reports required under the Fair Campaign Practices Act, then no disclosure reports are required to be filed unless and until the two hundred dollar (\$200) threshold has been met.

Candidate Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Email Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

PLEASE HAVE A WITNESS COMPLETE THE CERTIFICATION ON THE BACK

**WITNESS CERTIFICATION:**

I, \_\_\_\_\_, a registered elector of the State,  
(**PRINTED** full name of witness)

Who resides at:

\_\_\_\_\_  
(residence street name and number) (city/town) (zip code)  
\_\_\_\_\_  
(county) (state)

\_\_\_\_\_  
(mailing address if different from residence address)

sign this Self-Nomination and Acceptance Form as witness to the Candidate's signing.

Witness Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Telephone: \_\_\_\_\_

**PROCEDURAL INSTRUCTIONS:** This form must be filed with the District's Designated Election Official at the address below before the close of business on Friday, February 24, 2023 (i.e., 67 days before the Election). While the deadline for filing this form is the close of business 67 days before the election, the deadline by which any insufficiency in the form must be cured is 3:00 p.m. on the deadline date. To ensure that candidates have time to amend the form if it is not sufficient, it is strongly recommended that prospective candidates submit their Self-Nomination and Acceptance form before 3:00 p.m. on the deadline date. To meet Fair Campaign Practices Act requirements, this form must be filed with the Secretary of State no less than 60 days before the Election. The Designated Election Official will file the self-nomination forms with the Secretary of State.

Sue Blair, Designated Election Official  
Community Resource Services of Colorado  
7995 E. Prentice Avenue, Suite 103E  
Greenwood Village, CO 80111  
303.381.4960 via email: [elections@crsolorado.com](mailto:elections@crsolorado.com)  
Office hours: 8am – 5pm Monday through Friday

**For Use by the Designated Election Official or his/her designee:**

Received on: \_\_\_\_\_, at \_\_\_\_\_ am/pm  
(date) (time)

Received by: \_\_\_\_\_

Self-Nomination Form Deemed:

Sufficient on: \_\_\_\_\_ (date)  
Not Sufficient on: \_\_\_\_\_ Candidate Notified on: \_\_\_\_\_ (date)  
Received Amended Form on: \_\_\_\_\_ (date/time)  
Amended Form Sufficient on: \_\_\_\_\_ (date/time)

Copy sent to Secretary of State on: \_\_\_\_\_ (Date) [If the election is not cancelled, the self-nomination and acceptance form must be filed with the Secretary of State no later than the 60<sup>th</sup> day prior to the election, March 3, 2023].