

MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT MOUNT VERNON COUNTRY CLUB CORPORATION

BOARDS OF DIRECTORS REGULAR MEETINGS

September 19, 2024

The Boards of Directors of Mount Vernon Country Club Metropolitan District and MVCC Corporation held their monthly Regular Meeting on Thursday, September 19th, 2024.

The meeting was called to order by President Jon Hassinger 6:00p.m.

Record of Attendance: Board members Jon Hassinger, Bill McFarlane, Scott Valent, Julie Keating, and Barbara Crawford; General Manager Ryan Wolf, and Molly Couture of CRS; Proprietary Members Walter Crawford, Rod Vaughn, Gail McGowan, and Cindy Findling, and employee Ben Ritchie were present for all or part of the meeting; Cheryl Shaw, Barbara Newcomb, and Mark Perbix were all in attendance via Zoom.

MVCC Metro District Business

Approval of Agenda

Upon motion duly made by Bill McFarlane, seconded, and approved by a vote of 5-0 THE AGENDA OF THE MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT and CORPORATION BOARDS OF DIRECTORS' REGULAR MEETINGS FOR SEPTEMBER 19TH, 2024 WAS APPROVED, AS PRESENTED.

Approval of Minutes

Upon motion duly made by Bill McFarlane, seconded, and approved by a vote of 5-0, THE MINUTES OF THE MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT and CORPORATION BOARDS OF DIRECTORS' REGULAR MEETINGS OF AUGUST 15TH, 2024 WERE APPROVED, AS AMENDED TO INCLUDE THE NOTE OF JON HASSINGER ASKING BILL MCFARLANE TO RESEARCH THE COST OF TEMPORARY SPEED BUMPS.

Public Comment

Bill McFarlane introduced Ben Ritchie, the Temporary Summer Helper from General Services. Ben Ritchie introduced himself and shared some comments with the Board.

Financial Reports

Mount Vernon Canyon Club:

Ryan Wolf presented Monthly Summary Financials to the Board. The General Manager reviewed reports of the Dues Added/Lost, the Forecast, the PACE Report, and the 2024 Adjusted Clubhouse Capital Projects. Additionally, he reported on the Roofing project, the Deck project, a Pool House Estimate, and the Landscaping Estimate. The Board discussed Capital Projects.

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Ryan Wolf discussed the bids received in the RFP process for the Landscaping Project, the email decision from the Board, and confirmed the work is almost complete with Blue Sky Hardscapes. Therefore,

Upon motion duly made by Bill McFarlane, seconded, and approved by a vote of 5-0, THE MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT and CORPORATION BOARDS OF DIRECTORS RATIFIED THE EMAIL DECISION TO APPROVE THE BID FROM BLUE SKY HARDSCAPES FOR THE LANDSCAPING PROJECT IN THE PARKING LOT OF \$206,055.00, NOT TO EXCEED \$270,000 IN TOTAL PROJECT COSTS.

Financial Planning Committee:

Metro District: Reserve Fund and Cash Balances and Consolidated Finance Statements from July 31, 2024, were shared with the Board. Reserve Fund and Cash Balances, Consolidated Finance Statements, and Profit Calculations for August 31, 2024, were reviewed, as was the status of Accounts Receivable and Reserves.

Metro District Payment of Claims: Vendor claims were presented for review and ratification.

Upon motion duly made by Jon Hassinger, seconded, and approved by a vote of 5-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT ACCEPTED AND RATIFIED THE PAYMENT OF CANYON CLUB CLAIMS TOTALING \$181,315.35 FOR THE PERIOD OF AUGUST 13, 2024, TO SEPTEMBER 13, 2024; AND METRO DISTRICT CLAIMS OF \$215,434.53 FOR THE PERIOD OF AUGUST 13, 2024 TO SEPTEMBER 13, 2024.

District Operations

CRS Manager's Report:

Molly Couture shared the Lookahead schedule.

Jon Hassinger shared appreciation for Barbara Crawford and Walter Crawford for their work on the Budget Process. He acknowledged the work that Julie Keating and Cindy Findling are doing in the Water System, as well as the work that Rod Vaughn did this summer in Pine Beetle Kill management. He appreciated Scott Valent for stepping into the role of managing the Conservation Easement, and to Bill McFarlane for his work in General Services in completion of several summer projects.

Water Committee Update:

Cindy Findling shared updates with the Board regarding the Fire Pump, and there was a conversation about the purchase of the replacement. She addressed the submersible pump at Clear Creek, as well. Bill McFarlane shared updates about water facility updates. Cindy Findling discussed ORC meetings and the upcoming water contract renewal.

Stewardship Committee Update:

Rod Vaughn shared updates regarding wood piles and damage from live beetles. He shared an update about the Fire Mitigation grant and that the grant will not be submitted this grant window and instead will be deferred to 2025.

Grant Funding Ad Hoc Committee:

Mark Perbix updated the Board regarding the status of Fire Mitigation Grant and delays to the application, the FEMA grant and possible appeal process, and the Water Infrastructure Planning Grant with DOLA.

General Services Monthly Report

General Services:

Bill McFarlane shared updates active projects including the Car Corral, Slash Collection Day, the Rental Properties, the Traffic Calming Circle, the Beetle Kill, and the Farm Well Fence. Additionally, he brought an idea to the Board from the GS Committee to renovate the Rock House. The Board was in support of looking into a plan. Julie Keating will research the impact on the tap count.

Bill McFarlane requested approval for hot crack sealant for District roads. The Board supported this request to be funded by the Transportation Fund.

The Committee Chair also discussed a five-year capital expenditure plan, and Barbara Crawford confirmed that this is a request of the Board.

Regarding the Traffic Calming Circle, Jon Hassinger committed to following up with Andy Dufford to make sure the feedback survey goes to the entire community.

Executive Session

ADJOURN INTO EXECUTIVE SESSION Pursuant to §24-6-402(4)(e), C.R.S. to receive legal advice, develop negotiating positions, strategy, or instruct negotiators.

Motion duly made by Jon Hassinger to move into Executive Session at 8:14 p.m. seconded, and, upon vote, unanimously carried, the Board moved to Executive Session to review and discuss contract negotiations regarding the Proposed General Services Employee Contract.

Motion duly made by Jon Hassinger to move out of Executive Session at approximately 9:07 p.m., seconded, and, upon vote, unanimously carried, the Board moved to return to the regular Agenda.

Upon discussion, the Board supported the additional of another full time General Services Employee within the conditions of: the current General Services Manager agreeing to new management responsibilities as outlined by Bill McFarlane and agreeing to the terms of becoming an exempt employee, therefore being ineligible for overtime; performance reviews every two months for the current General Manager with both the General Services chair and Scott Valent, in which to assess sufficient progress of management goals; and finding a long-term financing solution for the additional employee.

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October 17th, 2024 Board Meeting

The next regular meeting of the District and Corporation Boards will be held at 6:00 p.m. on Thursday, October 17th at the Mount Vernon Canyon Club.

The Board recessed to the Mount Vernon Country Club Corporation meeting.

Mount Vernon Country Club Corporation

Financial Reports

Corporation Payment of Claims: Vendor claims were presented for review and ratification.

Upon motion duly made by Barbara Crawford, seconded, and approved by a vote of 5-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB CORPORATION ACCEPTED AND RATIFIED THE PAYMENT OF CLAIMS TOTALING \$54,941.25 FOR THE PERIOD AUGUST 2, 2024, TO SEPTEMBER 13, 2024.

Real Estate Committee

The Board reviewed the recommendation from the Real Estate Committee for the Solar Panels at Steve Close's house and supported the recommendation.

The Board acknowledged the Rental Information shared regarding the Cordieras.

The Board confirmed the date for the Semi-Annual Meeting of December 4th, 2024, at 7:00pm.

Ad Hoc Evacuation Committee Update

Barbara Crawford shared an update on the status of the Emergency Evacuation Plan. She shared a resource called Neighbors Helping Neighbors.

The Regular Meeting of Mount Vernon Country Club Metropolitan District was reconvened.

Mount Vernon Country Club Metropolitan District

Board Letter

A Board Letter will be prepared and will include Financial Updates, Slash Collection Day, Proprietary Member Holiday Party Save the Date, the Semi-Annual Save the Date, a District Bill Process Update, District and Club Operations updates, FEMA Funding Update, Policy Reminders, and Board Meeting Dates.

There being no further business to come before the Boards, the meetings of MVCC Metro District and Corporation were adjourned at 9:31p.m.

Respectfully submitted,

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_____/s/_____
Molly Couture, Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL SEPTEMBER 19TH, 2024 MINUTES OF THE MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT AND CORPORATION BY THE PRESIDENT OF THE BOARDS OF DIRECTORS SIGNING BELOW:

_____/s/_____
Jon Hassinger

Date