



**BOARD LETTER**  
**July 27, 2023**

**BOARD AND COMMUNITY HAPPENINGS**

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

**Conservation Easement Update:**

Following State approval in May of the Custer South Conservation Easement, eligible tax credits were sold to an investor. Payment for the tax credits were received by Mount Vernon's broker on Friday, July 21 and were credited to the Corporation's interest-bearing account on August 2.

Payment of Expenses incurred in establishing and maintaining the Custer South Conservation Easement will occur immediately, after which the best investment vehicle for the remaining funds will be thoroughly reviewed and chosen. In addition, a reserve analysis for ongoing expenses related to this easement is being conducted in order to ensure adequate funding for the future.

**Water Committee Updates:**

If you are experiencing a problem with your water at home or observing a problem with the water system in general, **PLEASE REMEMBER TO CALL ORC Water Professionals (720-287-0605)**, not General Services or members of the Water Committee. ORC is our licensed water operator and they will be able to help with the problem.

Please remember as we have some hot days, we all need to conserve water. Specifically, per the Policies of MVCC Metro District (Section 5.2 (e)(ii)), "water may be used for irrigation only through hand-held means and no use of sprinklers or sprinkler-type systems is

permitted...The foregoing restrictions on the use of water for irrigation are derived in part from legal restrictions set forth in the court-approved water augmentation plan applicable to the District's water rights." **All residents need to follow this policy and may not water gardens and lawns with sprinklers.**

**Lead Testing Updates:**

As reported at the MVCC Annual Meeting in June, the U.S. Environmental Protection Agency (EPA) and Colorado Department of Public Health and Environment (CDPHE) have recently made changes to the rules pertaining to lead in drinking water systems. One of the new key requirements of this revised rule is for water systems to develop a system-wide inventory of their water service lines that includes information about the material type of the lines (for example, PVC, galvanized iron, or lead). The purpose of the inventory is to identify any lead pipes in the water system. This inventory must include information about both the system-owned lines and the customer-owned lines. For the MVCC water system, each resident owns the lines from their curb stops up to their homes.

ORC Water Professionals, our contractor who provides operation, maintenance, and compliance reporting services, is working with CDPHE to identify the type of information needed to complete the inventory of water service lines in Mount Vernon. ORC and the MVCC Water Committee will keep you informed as we go through the process of completing the water service line inventory. Please note that we may be calling on individual homeowners to help identify the material type of the water lines that go into their homes.

If you have questions, contact Julie Keating at [jkeating0198@gmail.com](mailto:jkeating0198@gmail.com).

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

June was another great month for the club. The clubhouse operations are on track to exceed budgeted revenues and net profit in every department. The PACE report exceeds 100% of the budget in the catering department. Wedding deposits for 2024 are on pace with 2023 performance.

The Centennial Celebration tickets are still available; this will be the party of the year at the club and not to be missed!

### **DATES TO REMEMBER**

#### **SAVE THE DATE: Summer Progressive Dinner**

Saturday August 26th is our Summer Progressive event - Cocktails, Cocktails, and Dessert. Look for details in an email invitation soon!

### **2023 BOARD MEETINGS**

The next scheduled monthly Board meeting will be on Thursday, August 24, 2023 at the new time of 6:00 p.m.

The following tentative dates have been set for the remaining 2023 Board meetings at 6:00 p.m.:

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 Jon Hassinger ([jhassinger@mvccmetro.org](mailto: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**

### **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.

### **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)  
JUNE 30, 2023**

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

**GENERAL FUND**

2023 YTD Revenues: \$356,283

Primary revenue sources include property taxes, homeowner fees, corral, trash fees, rental income and interest income. As of June 30, 2023, the District has collected 97% of its budgeted revenues, including property taxes of \$188,176.

2023 YTD Expenditures: \$195,073

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 June 30, 2023, the District has expended 46% of its budgeted expenditures.

From the District's fund balance, transfers were made to the Conservation Easement of \$61,441.

The Ending Fund Balance at June 30, 2023 is \$1,207,759.

**WATER FUND**

2023 YTD Revenues: \$174,758

Primary revenue sources include water service fees, homeowner fees and interest income. As of June 30, 2023 the District has collected 50% of its budgeted revenues.

2023 YTD Expenditures: \$237,610

Primary expenditures include the Ridge Way water line capital project (\$169,409), water line repairs, water operator and consultants, utilities and repair and maintenance. As of June 30, 2023, the District has expended 86% of its budgeted expenditures (not including capital expenditures).

The Ending Fund Balance at June 30, 2023 is -\$45,894

**TRANSPORTATION FUND**

2023 YTD Revenues: \$77,843

Primary revenue sources include PM transportation fees, the transportation reserve 2% sales tax and interest income. As of June 30, 2023, the District has collected 81% of its budgeted revenues.

2023 YTD Expenditures: \$ 00

Primary expenditures are for road repairs. As of June 30, 2023, the District has expended 0% of its budgeted expenditures.

The Ending Fund Balance at June 30, 2023 is \$333,641

**FIRE MITIGATION FUND**

2023 YTD Revenues: \$39,810

Primary revenue sources include PM fire mitigation fees, grant funds and interest income. As of June 30, 2023, the District has collected 76% of its budgeted revenues.

2023 YTD Expenditures: \$15,890

Primary expenditures were for fire mitigation efforts related to water-line installations in the 5-Points area. As of June 30, 2023, the District has expended 15% of its budgeted expenditures.

The Ending Fund Balance at June 30, 2023 is \$109,629.

**CONSERVATION TRUST FUND**

As of June 30, 2023, the CTF has a Fund Balance of \$1,120. 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: \$2,179,082

Primary revenue sources include fees from activities and recreation, food and beverage sales, social dues and fees, pool, racquets and wellness fees. As of June 30, 2023, the District has collected 48% of its budgeted revenues.

2023 YTD Expenditures: \$1,959,274

Expenditures were for the operation of the Club and additional capital expenditures of \$52,333. As of June 30, 2023, the District has expended 44% of its budgeted expenditures.

The Ending Fund Balance at June 30, 2023 is \$220,370

**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 June 30, 2023 is \$56,315

**SUMMARY (ALL FUNDS)**

The ending fund balance for all funds as of June 30, 2023 is \$1,826,625

2023 YTD Revenues                   \$2,829,025

2023 YTD Expenditures           \$2,407,847