

MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT
MOUNT VERNON COUNTRY CLUB CORPORATION

BOARDS OF DIRECTORS REGULAR MEETINGS
April 18th, 2024

The Boards of Directors of Mount Vernon Country Club Metropolitan District and MVCC Corporation held their monthly Regular Meeting on Thursday, April 18th, 2024.

The meeting was called to order by President Bill McFarlane 6:02p.m.

Record of Attendance: Board members Bill McFarlane, Jon Hassinger, and Barbara Crawford; General Manager Ryan Wolf, and Molly Couture of CRS; Proprietary Members, Gail McGowan, Walter Crawford, Andy Dufford, Monte Deckerd, Page Lambert, Mark Perbix, and Janet Perriman were present for all or part of the meeting; Monika Von Glinski & Eric Grossman, Leslie Kopper, and Cheryl and Dick Shaw, were all in attendance via Zoom. Julie Keating was excused from the meeting.

At 6:09pm, there was an emergency interruption of the meeting. The Board took a brief recess and resumed the meeting at 6:25pm.

MVCC Metro District Business

Approval of Agenda

Upon motion duly made by Jon Hassinger, seconded, and approved by a vote of 3-0 THE AGENDA OF THE MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT and CORPORATION BOARDS OF DIRECTORS' REGULAR MEETINGS FOR APRIL 18TH, 2024 WAS APPROVED, AS PROPOSED.

Approval of Minutes

Upon motion duly made by Jon Hassinger, seconded, and approved by a vote of 3-0, THE MINUTES OF THE MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT and CORPORATION BOARDS OF DIRECTORS' REGULAR MEETINGS OF MARCH 14TH, 2024 WERE APPROVED, AS WRITTEN.

Financial Reports

Mount Vernon Canyon Club:

The General Manager reviewed reports of the Monthly Summary, Dues Added/Lost, Wedding Events Booked, Comparisons, the PACE Report, the Forecast, and Clubhouse Capital Expenses. He also shared updates regarding the deck project, the parking lot project, personnel changes, IT assessment, and employee restrooms.

There was a discussion about how to recognize Lili Shelton for her contributions in Wellness and Racquets during her time at Mount Vernon Country Club.

Metro District: The April 12th, 2024 Cash Position Summary, and March 2024 Combined Balance Sheet, Statements of Revenues, Expenditures and Change in Fund Balance for all Funds, Delinquent-Account Reports, status of Accounts Receivable and Reserves, and Profit Calculations were reviewed by Walter Crawford with the Board.

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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 3-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT ACCEPTED AND RATIFIED THE PAYMENT OF CANYON CLUB CLAIMS TOTALING \$257,157.86 FOR THE PERIOD MARCH 8, 2024 TO APRIL 10, 2024; AND METRO DISTRICT CLAIMS OF \$23,622.33 FOR THE PERIOD MARCH 8, 2024 TO APRIL 9, 2024.

With the resignation of Treasurer Cheryl Shaw at the previous meeting, the Board initiated a change of banking signatories via email. Let the minutes show that:

Upon motion duly made by Bill McFarlane, seconded, and approved by an email vote of 4-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT ACCEPTED AND RATIFIED THE NEW INTERIM TREASURER BARBARA CRAWFORD AND RECORDING SECRETARY JON HASSINGER AS BANK SIGNATORIES FOR THE METROPOLITAN DISTRICT, CLUBHOUSE, AND CORPORATION BANKING & INVESTMENT ACCOUNTS, AND TO HAVE FULL ACCESS TO THEIR RECORDS; AS WELL AS TO APPROVE KATYA ARCIA, CLUBHOUSE ACCOUNTANT, VIEW ACCESS TO CORPORATION ACCOUNTS, THE DISTRICT CHECKING ACCOUNT, AND THE VECTRA LOAN ACCOUNT.

Molly Couture noted that there is no online access currently for Vectra Bank, so efforts are being made to establish online access.

Financial Planning Committee: Walter Crawford discussed options for the District loan repayment and community engagement, as well as the Clubhouse approach to capital projects. Janet Perriman elaborated on the debt payment conversation.

District Operations

CRS Manager's Report:

Molly Couture addressed the CSD Pool Safety Grant and opportunities for the district and clubhouse. Ryan Wolf recommended a 60/40 split of the grant because of the premium contributions, and the Board supported this structure. Molly Couture also confirmed there would be a quorum for the July 18th Board meeting date.

Board Member Recognition:

Jon Hassinger asked the Board for ideas for acknowledging Tom Weimer's years of service for the District.

Board Member Vacancy:

At this time there are no applicants.

Water Committee Update:

There was no update from the Water Committee.

Safety & Security:

Leslie Kopper shared an update regarding license plate reading cameras. She stated that it is important to share with the community what the purpose of these particular cameras are for and what they are not for.

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There was a request to purchase eight additional cameras, as well as the data package for monitoring. Janet Perriman volunteered to be part of the team monitoring the data. Bill McFarlane asked a question regarding pricing for the cameras. Molly Couture shared that the cameras and the monitoring subscription could be reimbursable through the insurance Pool Safety Grant.

The Board supports the recommendation of ten total cameras and the monitoring subscription, with the intent of submitting for reimbursement for the Safety Grant. They also are in support of signage. The approval requires permission from residents impacted by specific proposed placement for a few cameras.

Ad Hoc Communication Committee:

Jon Hassinger previewed the Website with the Board and acknowledged participation from Maddee James and David Lee in its development.

General Services Monthly Report

Ad Hoc Sustainability Committee:

Mark Perbix shared context regarding the Ad Hoc Sustainability Committee. The Committee is in the beginning steps of formation. With the understanding that the current members are interim members and that found purpose statements still need to be drafted;

Upon motion duly made by Bill McFarlane, seconded, and approved by a vote of 3-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT ACCEPTED AND RATIFIED THE ESTABLISHMENT OF THE AD HOC SUSTAINABILITY COMMITTEE.

Traffic Calming Update:

Andy Dufford gave an update on the Design process and the status of the actions of the ad hoc committee. Page Lambert shared her observations of the current structure over the course of the past several months and her appreciations of how much is now known about what is working and what can be changed. Monte Deckerd shared perspective regarding snowplowing and how the plows navigated the rail ties, rocks, mailboxes, and trees.

Andy Dufford shared the options that the ad hoc committee will propose to the stakeholder group for ranking to create a hierarchy of alternatives. He proposed that they start with the top selected options that are the least construction-intensive and model that option to see its viability.

Jon Hassinger shared his thoughts on the process, and Bill McFarlane echoed the concerns around safety. The Board was open to all the options and modeling them, except for returning Five Points to its previous status.

FEMA Grant Status Update:

Proprietary Member Mark Perbix shared updates about the project team for the FEMA grant, rate of reimbursement, and how to prove road base loss. Bill McFarlane said the project manager is working hard to advocate for the District, and Kenny Brossman and Dick Shaw are both doing a great job of retrieving details of previous projects for the submittal process.

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General Services:

Bill McFarlane recommended on behalf of the GS Committee hiring an additional part-time seasonal helper. The estimate of the cost is about \$11,000, and based on the budget, there is currently a \$5,000 deficit for this request. Barbara Crawford recommended starting by moving forward with the current allocated budget of \$6,000 that's remaining in the budget, and Bill McFarlane agreed to that approach.

He also brought up the concern of the Farm Well and safety. Barbara Crawford requested on behalf of Julie Keating to wait a month to make any decisions about the well until the Community Garden has time to meet and make recommendations, as well.

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 9:54 p.m. seconded, and, upon vote, unanimously carried 3-0, the Board moved to Executive Session to review and discuss contract negotiations regarding the General Services Contract.

Motion duly made by Barbara Crawford to move out of Executive Session at approximately 10:19p.m., seconded, and, upon vote, unanimously carried 3-0, the Board moved to return to the regular Agenda.

Upon motion duly made by Jon Hassinger, seconded, and approved by a vote of 3-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT ACCEPTED AND RATIFIED THE COMPENSATION PACKAGE FOR KENNY BROSSMAN OFFERED DECEMBER 14TH, 2023.

May 16th, 2024 Board Meeting

The next regular meeting of the District and Corporation Boards will be held at 6:00 p.m. on Thursday, May 16th at the Mount Vernon Canyon Club.

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

Mount Vernon Country Club Corporation

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

Upon motion duly made by Bill McFarlane, seconded, and approved by a vote of 3-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB CORPORATION ACCEPTED AND RATIFIED THE PAYMENT OF CLAIMS TOTALING \$1,942.00 FOR THE PERIOD MARCH 8, 2024 TO APRIL 9, 2024.

Ad Hoc Emergency Evacuation Committee Update

Ryan Wolf shared progress the Clubhouse committee is making regarding the Emergency Evacuation work on communication initiatives, mapping exits, sheriff and police department meetings, and additional resources at the disposal of the clubhouse. Barbara Crawford also shared an update on the Lookout Alert system.

Annual Meeting:

There is a tentative date that is being vetted for May 30th.

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Real Estate Committee Update:

The Board officially welcomed Patty Mayer to Real Estate Committee.

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

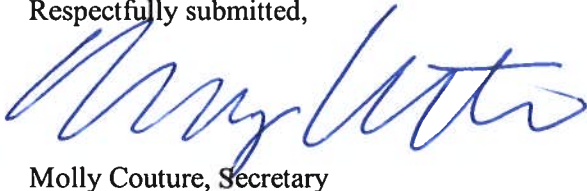
Mount Vernon Country Club Metropolitan District

Board Letter

A Board Letter will be prepared and will include financial updates, District and Club Operations updates, 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 10:33 p.m.

Respectfully submitted,



Molly Couture, Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL APRIL 18TH, 2024 MINUTES OF THE MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT AND CORPORATION BY THE PRESIDENT OF THE BOARDS OF DIRECTORS SIGNING BELOW:

 _____
William McFarlane

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Date