



BOARD LETTER
October 19, 2023

BOARD AND COMMUNITY HAPPENINGS

METRO DISTRICT
OPERATIONS UPDATE

Traffic Circle Update:

The Board is working addressing the questions & concerns. Please see email from Gail McGowan sent October 27th that provides information on the approval process for the traffic circle and answers to inquiries from community members.

Snow Removal Update:

Snow removal and sanding operations will be taken care of by Metro District General Services Manager Kenny Brossman and part time Club employee Jacob Olson. Monte Deckerd is organizing the 7 resident volunteer plow operators that supplement the staff.

Priorities are (1) Keeping at least one lane of the paved primary access roads open (2) Keeping clubhouse access roads and parking lots open if needed for Club events (3) keeping at least one lane of the residential roads open (4) clearing all snow from the paved primary access roads (5) clearing all snow from the residential roads (6) clearing berms from private driveways.

Because of limited staff and many other GS responsibilities, private driveways will be the responsibility of the homeowner. Recommended outside contractors for plowing private driveways are Mark Dykes (303) 888-3217 and Tom Blake (720) 366-6455. They are already plowing driveways in Mount Vernon.

Committee Recommendation Process:

We want to share the process we will use moving forward for the Board to hear official recommendations from Committees. Moving forward, Committees will:

- Contact Jon Hassinger to get the item on the agenda for the Board meeting.
- Provide the board with a summary of the proposal (or recommendation) and associated background info for the pre-meeting board packet.
- Send a representative to the board meeting to answer board questions and present the specific action that is proposed for the board to act on.
- Be prepared to do further research if the board still has questions and is not prepared to vote on the proposal at the meeting.

Thank you to all our incredible Committees that contribute to the District's and club's success!

CLUBHOUSE/RECREATION
OPERATIONS UPDATE

September income and net revenues exceeded the budget and prior year.

Recent improvement projects at the clubhouse include painting of the tennis house, conversion to LED lights in the parking lot, and upgrades to the sound system in the main dining room.

In the next two weeks, we expect the renovation and installation of new equipment in the weight room to be completed. Additionally, repairs to the soffit and fascia on the main clubhouse will be completed next week.

Take-out meals are back for the fall/winter season and will begin in November.

KEY DATES

The date for the Semi-Annual Meeting of Proprietary Members has been set for November 29th.

The Community Holiday Party will be on Friday, December 22nd. Save the Date!

2023 BOARD MEETINGS

The next scheduled monthly Board meeting will be on Thursday, November 16, 2023 at 6:00 p.m.

Please note: the December Board meeting date has been changed to **TUESDAY, DECEMBER 5TH at 6:00pm.**

The Board will finalize dates for 2024 Board meetings in an upcoming meeting.

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

Construction at Ice Rink:

GS and the Ice Rink crew have come up with a more permanent, cost-effective design for the Five Points Ice Rink. They will be using re-purposed cinder blocks that were previously used at the main tennis courts for the structure for the ice, eliminating the need for a new liner each season. Any costs for this project will be covered by donations. An additional upside is that the structure can also be used for street hockey or broom ball in the summer months. There will be signs and waivers to address any liability concerns. Thanks to our creative GS group and Ice Rink crew!

RV Storage Area:

Thanks to the hard work and dedicated efforts of members of the *GS Storage Area Improvement*

Subcommittee (Jestin Gieck, Mark Perbix, Andrew Price, Monte Deckerd, Dick Shaw) and General Services Manager Kenny Brossman, new life is being breathed into the RV storage area (aka "car corral"). Phase One is nearing completion, the chain link fencing separating the two storage areas has been removed, the previously unfenced area has been graded and an initial application of road base has been put down. The previously fenced area has been partially graded.

Parking spaces will be laid out, numbered, and assigned before campers, trailers and other items are moved back into the area...hopefully, before the end of the month. Current "tenants" who have paid fees for 2023 will be assigned spaces, based on size, before other Proprietary Members are invited to move RVs, trailers, etc. from their residential properties into the storage area or to off-site facilities.

In addition, a parking agreement addressing liability will be prepared; a new fee schedule will be set which will be effective January 2024; qualifications for storage will be detailed (e.g., items stored must be titled to the Proprietary Member, current tenant, or staff and be currently licensed, etc.); and penalties for non-compliance with the Bylaws will be imposed.

Phase Two will commence next spring, expanding and improving the formerly fenced and unfenced areas.

MVCC Corporation *Bylaws* §7.13 provides:

"No trailer, motor home, camper (including vehicle-mounted camper, whether chassis or slide-in), inoperable automobile, boat, airplane or truck (except a pickup truck) or recreational vehicle may be parked, placed, stored, or maintained at any residence in Mount Vernon Club Place unless (a) it is parked or stored within a garage or other structure, or (b) is concealed from public view from roads located within Mount Vernon Club Place and adjoining properties, by trees, shrubs, or screening or fencing that is harmonious with existing structures. Any screening or fencing is subject to prior approval by the Board."

Gail McGowan will maintain a *Wait List* to reserve storage spaces. Contact her at gmcgowan@mvccmetro.org if you would like to reserve a space. Provide a general description of your RV, vehicle, or other item; make and model; dimensions (length/width of item); and license number and expiration date. Any item requiring licensing must be currently licensed. If there are not enough spaces to accommodate all items currently stored at

residences, owners will be asked to arrange to have them stored off-site.

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. 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;

*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)
SEPTEMBER 30, 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: \$441,072

Primary revenue sources include property taxes, homeowner fees, corral, trash fees, rental income and interest income. As of September 30, 2023, the District has collected 97% of its budgeted revenues, including property taxes of \$190,700 of which 98% has been collected.

2023 YTD Expenditures: \$345,060

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 September 30, 2023, the District has expended 81% of its budgeted expenditures.

All advances made to secure the Conservation Easement have now been credited back to the General Fund.

The Ending Fund Balance at September 30, 2023 is \$1,192,002.

WATER FUND

2023 YTD Revenues: \$263,113

Primary revenue sources include water service fees, homeowner fees and interest income. As of September 30, 2023 the District has collected 76% of its budgeted revenues.

2023 YTD Expenditures: \$285,338

Primary expenditures include the Ridge Way water line capital project (\$170,057), water line repairs, water operator and consultants, utilities and repair and maintenance. As of September 30, 2023, the District has expended 104% of its budgeted expenditures (not including capital expenditures).

The Ending Fund Balance at September 30, 2023 is \$128,280.

TRANSPORTATION FUND

2023 YTD Revenues: \$128,707

Primary revenue sources include PM transportation fees, the transportation reserve 2% sales tax and interest income. As of September 30, 2023, the District has collected 134% of its budgeted revenues.

2023 YTD Expenditures: \$ 00

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

The Ending Fund Balance at September 30, 2023 is \$384,505.

FIRE MITIGATION FUND

2023 YTD Revenues: \$54,329

Primary revenue sources include PM fire mitigation fees, grant funds and interest income. As of September 30, 2023, the District has collected 104% of its budgeted revenues.

2023 YTD Expenditures: \$16,825

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

The Ending Fund Balance at September 30, 2023 is \$123,213.

CONSERVATION TRUST FUND

As of September 30, 2023, the CTF has a Fund Balance of \$1,531. 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: \$3,919,436

Primary revenue sources include fees from activities and recreation, food and beverage sales, social dues and fees, pool, racquets and wellness fees. As of September 30, 2023, the District has collected 111% of its budgeted revenues.

2023 YTD Expenditures: \$2,831,138

Expenditures were for the operation of the Club and additional capital expenditures of \$82,614. As of August 31, 2023, the District has expended 101% of its budgeted expenditures.

The Ending Fund Balance at September 30, 2023 is \$550,727.

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 September 30, 2023 is \$64,799.

MOUNT VERNON COUNTRY CLUB CORPORATION

2023 YTD Revenues: \$2,518,552.30

Revenue sources include tax credit sales and interest income.

2023 YTD Expenditures: \$585,988.40

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

The Ending Fund Balance as of September 30, 2023 is \$1,932,563.90.

SUMMARY (ALL FUNDS)

The ending fund balance for all funds as of September 30, 2023 is \$4,377,620.90

2023 YTD Revenues \$7,325,209

2023 YTD Expenditures \$4,064,349