

MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT
MOUNT VERNON COUNTRY CLUB CORPORATION

BOARDS OF DIRECTORS REGULAR MEETINGS

July 27th, 2023

The Boards of Directors of Mount Vernon Country Club Metropolitan District and MVCC Corporation held their monthly Regular Meetings at the Mount Vernon Canyon Club, 24933 Clubhouse Circle, Golden, Colorado on Wednesday, July 27th, 2023.

The meeting was called to order by President Bill McFarlane at 6:03 p.m.

Record of Attendance: Board members Bill McFarlane, Cheryl Shaw, Jon Hassinger, and Julie Keating; General Manager Ryan Wolf, and Molly Couture of CRS. Proprietary Members Walter Crawford, Rod Vaughn, Tom Weimer, James Wood, Leslie Kopper and Gail McGowan were in attendance for all or part of the meeting, as well as Abbey Irvine and Jeremy Jones were present from Haynie & Company.

MVCC Metro District Business

Approval of Minutes

Upon motion duly made by Julie Keating, seconded, and approved by a vote of 4-0, THE MINUTES OF THE MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT and CORPORATION BOARDS OF DIRECTORS' REGULAR MEETINGS OF JUNE 15, 2023 WERE APPROVED, AS WRITTEN.

Public Comment

There was no public comment.

2022 Audit Review

Abbey Irvine presented results of the 2022 Audit, and there will be an extension filed. Subject to further final auditor approval, the Board accepted the 2022 Audit.

Financial Reports

Mount Vernon Canyon Club:

The General Manager reviewed reports of variances to Budget for Club operations, Dues Added/Lost, membership Initiation Fees and dues, the PACE Report, and Clubhouse Capital Projects; and reviewed a preliminary 2023 forecast for Clubhouse/recreation operations. Ryan Wolf also discussed the 2023 Membership Application, New Memberships, Resignations, a pool assessment, arborist recommendations, fitness center update options, wastewater treatment plant updates, safety plan updates, and staffing updates.

Upon motion duly made by Jon Hassinger, seconded, and approved by a vote of 4-0, THE BOARD OF DIRECTORS APPROVED THE MOUNT VERNON COUNTRY CLUB TO MOVE FORWARD PURSUING A LEASE FOR UPDATED FITNESS EQUIPMENT FOR THE FITNESS CENTER.

Metro District: The July 13, 2023 Cash Position Summary, and June 30, 2023 Combined Balance Sheet, Statements of Revenues, Expenditures and Change in Fund Balance for all funds, delinquent-account reports, and profit calculations were reviewed 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 Julie Keating, seconded, and approved by a vote of 4-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT ACCEPTED AND RATIFIED THE PAYMENT OF CANYON CLUB CLAIMS TOTALING \$311,734.74 FOR THE PERIOD JUNE 13 to JULY 13, 2023; AND METRO DISTRICT CLAIMS OF \$71,848.34 FOR THE PERIOD JUNE 13 to JULY 13, 2023.

2022 Draft Amended Budget July 23

The amendment to the 2022 Budget will be addressed by the Board at the September meeting.

District Operations

CRS Manager's Report:

Molly Couture reported that the Senate Appropriations Agriculture Subcommittee did not fund the Beetle Kill Fire Mitigation project that had been applied for on behalf of the District.

Fire Grant/Mitigation:

Rod Vaughn shared updates regarding Fire Mitigation & grant information.

Water System Update

Julie Keating shared updates from the Water Committee Meeting, including new lead testing that will be required from the CDPHE. Information will be shared with residents through the Board Letter.

General Services Monthly Report

The *Security and Safety Subcommittee* of the General Services Committee shared updates presented from Leslie Kopper. There were updates regarding cameras, trespassing, signage recommendations, security concerns, security reporting recommendations, and wildlife cameras.

The General Services Committee reported that wash outs are the biggest challenges they're addressing currently. Slash collection went very well, and there were updates regarding rental properties and garden pastures. Bill McFarlane presented on behalf of Dick Shaw.

August 24, 2023 Board Meeting

The next meeting of the District and Corporation Boards will be held at 6:00 p.m. on Thursday, August 24, 2023 at the Mount Vernon Canyon Club.

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

Mount Vernon Country Club Corporation

Real Estate Committee

Bill McFarlane shared updates regarding residential property exterior improvements.

Stewardship Committee

Rod Vaughn shared updates regarding tree take downs and fire mitigation. He shared updates regarding a new resident and their efforts for fire mitigation on their property, as well as an update in regards to visitors to District property. Rod Vaughn made the recommendation to have the Colorado Mountain Club to return for one year, and to discuss possible changes to use of District lands moving forward.

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Conservation Easement

James Wood presented updates regarding the conservation easement.

Semi-Annual Meeting

Dates were proposed for the Semi-Annual Meeting. The Board decided to change the date to November 29th.

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

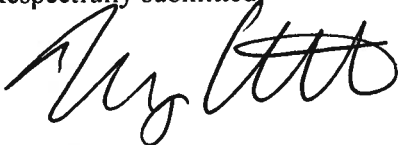
Mount Vernon Country Club Metropolitan District

Board Letter

A Board Letter will be prepared and will include financial updates; District and Club Operations updates; Board Meeting Dates, Summer Progressive Dinner; Lead Testing Communication; Safety & Security reminders for reporting; Conservation Easement update; and Water Conservation reminders.

There being no further business to come before the Boards, the meetings of MVCC Metro District and Corporation were adjourned at 9:24 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Molly Couture', written in a cursive style.

Molly Couture, Secretary

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THESE MINUTES ARE APPROVED AS THE OFFICIAL JULY 27, 2023, MINUTES OF THE MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT BY THE PRESIDENT OF THE BOARD OF DIRECTORS SIGNING BELOW:



William McFarlane



Date