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MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT
MOUNT VERNON COUNTRY CLUB CORPORATION

BOARDS OF DIRECTORS SPECIAL MEETING

AUGUST 20, 2026

The Boards of Directors of Mount Vernon Country Club Metropolitan District and MVCC Corporation held a Regular Meeting on Thursday, August 20, 2026.

The meeting was called to order by President Jon Hassinger at 6:02p.m.

Record of Attendance: Board members Jon Hassinger, Jean Mensendick, Gregory Brown, Mark Perbix, and Scott Valent, General Manager Ryan Wolf, General Services Manager Kenny Brossman, and Molly Couture of CRS; Proprietary Members Janet Perriman, Julie Keating, Rod Vaughn, Cheryl Shaw, Bill McFarlane, Jeff Bogard, Gail McGowan were present for all or part of the meeting; Eric Grossman and Monika von Glinski were present on Zoom. James Wood, a member of the public, was also present.

MVCC Metro District Business

Approval of Agenda

Upon motion duly made by Mark Perbix, seconded, and unanimously 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 AUGUST 20, 2026, WAS APPROVED, AS PRESENTED.

Approval of Minutes

Upon motion duly made by Gregory Brown, 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 JULY 16TH, WERE APPROVED, AS PRESENTED WITH THE REVISED COPIES PROVIDED BY THE DISTRICT MANAGER.

Public Comment

Cheryl Shaw shared comments on behalf of her and Dick Shaw regarding the possible waiver for the Columbine Glen gate. She expressed serious reservations about allowing more than just adjacent property owners and the Woods family access to the Custer Wash conservation easement. She also cited camera monitoring data that shows increased usage of District and Corporation lands by-nonproprietary members

General Services Monthly Report

General Services:
Kenny Brossman presented the General Services Report. He shared information on the Pine Beetle tree maintenance and infestation numbers, road system updates and repairs, fencing repairs, and dump truck repairs. Kenny will work with Janet Perriman to reconfigure the cameras to make sure areas near the fences along the borders of the Conservation Easement are being observed.

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Financial Reports

Mount Vernon Canyon Club:
The General Manager reviewed reports of the Monthly Summary, Dues Added/Lost, the PACE report, Profit Calculations, and the Forecast.

Financial Planning Committee:

Metro District: The Reserve Fund, Cash Balances, Accounts Receivables, and Reserves were all reviewed for July 31st, 2026.

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

> Upon motion duly made by Gregory Brown, 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 $155,228.79 FOR THE PERIOD OF JULY 10, 2026 TO AUGUST 14, 2026, AND DISTRICT CLAIMS TOTALING $138,126.85 FOR THE PERIOD OF JULY 10, 2026 TO AUGUST 14, 2026.

Financial Planning Committee Recommendation:

Cheryl Shaw updated the Board on behalf of the FPC. She shared that Budgeting season has begun, and initial meetings with Committee Chairs will be happening in the next few weeks. She also discussed the proposed Purchasing Policy for the District. Board members were asked to share their notes and comments on the Policy in the next few weeks.

District Operations

CRS Manager's Report:
Molly Couture shared the Lookahead schedule. Molly Couture will be reaching out to the Board to reschedule the November meeting. There was also a discussion regarding water fees in regard to the budget process and timing.

Water Committee Update:
Julie Keating shared updates on behalf of the Water Committee. The Board reviewed the HRS Water Reports, and she discussed continued conservation efforts from Proprietary Members. There was also a discussion about the lack of production from the Clear Creek wells, and the need for a feasibility study for drought response. The Board requested more information about these two topics by the September Board meeting.

Stewardship Committee Update:
Rod Vaughn updated the Board on fire mitigation work and grants related to said work. He also requested an informational meeting for proprietary members who will be impacted by upcoming work in the District to ensure they're informed. Monika von Glinksi asked a question of Rod Vaughn about tree tagging.

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Grant Funding Committee Update:
Mark Perbix updated the Board on the status of grants for District projects.

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

Mount Vernon Country Club Corporation

Real Estate Committee: The Board reviewed the email decision regarding the fence at 650 Range View Trail and the warning letter distributed by the Board.

> Upon motion duly made by Mark Perbix, seconded, and approved by a vote of 5-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT RATIFIED THE EMAIL DECISION APPROVING THE DESIGN AT 650 RANGE VIEW TRAIL.

> 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 RATIFIED THE EMAIL DECISION APPROVING THE WARNING LETTER FOR ROAD USAGE ENFORCEMENT.

Discussion of Pedestrian Draft Easement & Associated Access Waiver: The Board discussed the status of the drafted waiver. Comments were shared from Board members, as well as from the members of the public who were present at the meeting. There was clarification about the status of the Board decision made to date, as well as clarifying conversations about next steps.

Payment of Claims:

> Upon motion duly made by Mark Perbix, 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 CORPORATION CLAIMS TOTALING $5,827.37 FOR THE PERIOD OF JULY 10, 2026 TO AUGUST 14, 2026.

The Board returned to the Mount Vernon Country Club Metropolitan District meeting.

Mount Vernon Country Club Metropolitan District

Board Letter
A Board Letter will be prepared and will include an update regarding a Water Conservation Reminder and Update for PMs, an advertisement for more PFAS pitchers requests, a Forest Management Update, District and Club Operations Updates, Financial Updates, and 2026 Board Meeting Dates.

There being no further business to come before the Boards, the meetings of MVCC Metro District and Corporation were adjourned at 8:43 p.m.

Respectfully submitted,

DocuSigned by:
Molly Couture
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Molly Couture, Secretary

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THESE MINUTES ARE APPROVED AS THE OFFICIAL AUGUST 20, 2026, MINUTES OF THE MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT AND CORPORATION BY THE PRESIDENT OF THE BOARDS OF DIRECTORS SIGNING BELOW:

Signed by:
Jon Hassinger
DC5213610AB34FB...

Jon Hassinger

9/18/2026
Date

The next regular meeting of the District & Corporation Boards will be Thursday, September 17th, 2026.