

# **MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT MOUNT VERNON COUNTRY CLUB CORPORATION**

## **BOARDS OF DIRECTORS SPECIAL MEETINGS FEBRUARY 18, 2026**

The Boards of Directors of Mount Vernon Country Club Metropolitan District and MVCC Corporation held a special Meeting on meeting on Wednesday, February 18, 2026 to take place of the regular.

The meeting was called to order by President Jon Hassinger at 6:00p.m.

Record of Attendance: Board members Jon Hassinger, Mark Perbix, Gregory Brown, Jean Mensendick, and Scott Valent, General Manager Ryan Wolf, General Services Manager Kenny Brossman, and Molly Couture of CRS; Proprietary Members Gail McGowan and Rod Vaughn were present for all or part of the meeting.

### **MVCC Metro District Business**

#### **Approval of Agenda**

Upon motion duly made by Scott Valent, seconded, and approved by a vote of 5-0 THE AGENDA OF THE MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT and CORPORATION BOARDS OF DIRECTORS' SPECIAL MEETINGS FOR FEBRUARY 18, 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 JANUARY 15, 2026, AND THE SPECIAL MEETINGS OF FEBRUARY 5, 2026, WERE APPROVED, AS PRESENTED.

#### **Public Comment**

There was no public comment.

#### **General Services Monthly Report**

##### General Services:

Kenny Brossman presented the General Services Report. He shared information on road work and possible grant opportunities. He discussed the retaining wall project, building locks, and slash management. Scott Valent asked about a possible leak in the water system by Ridgeway, and Kenny Brossman shared context about possible causation.

Kenny Brossman reported to the Board regarding the 2026 Pine Beetle Season. There are active beetles in Mount Vernon. He discussed an action plan with the Board and a communication plan

for next steps. There was a concern with the previous contractor for beetle spraying, and Ryan Wolf will provide information for an alternative contractor. Information will be shared with the community in the Board letter.

Upon motion duly made by Gregory Brown, seconded, and approved by a vote of 5-0, THE MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT and CORPORATION BOARDS OF DIRECTORS' APPROVED SUMMER STAFFING FOR BEETLE TREE TAKE DOWN TO SUPPORT GENERAL SERVICES AT A COST NOT TO EXCEED \$20,000.

### **Financial Reports**

#### **Mount Vernon Canyon Club:**

The General Manager reviewed reports of the Monthly Summary, Dues Added/Lost, a Dues Increase Letter, and the PACE Report.

#### **Financial Planning Committee:**

**Metro District:** The Reserve Fund, Cash Balances, Profit Calculations, Accounts Receivables, and Reserves were all reviewed for January 31<sup>st</sup>, 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 \$183,557.00 FOR THE PERIOD OF JANUARY 10, 2026 TO FEBRUARY 13, 2026, AND THE PAYMENT OF DISTRICT CLAIMS TOTALING \$55,571.48 FOR THE PERIOD OF JANUARY 10, 2026 TO FEBRUARY 13, 2026.

#### **Financial Planning Committee Recommendation:**

Mark Perbix shared notes on behalf of Cheryl Shaw for recommendations from FPC. The recommendations largely addressed the Bear Creek WTF Raw Water and Chlorine Tank Replacement Project.

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 ACCEPTED AND RATIFIED THE ENGAGEMENT LETTER WITH JVA ENGINEERING SERVICES FOR THE BEAR CREEK WATER TREATMENT FACILITY RAW WATER AND CHLORINE TANK PROJECT AT THE ESTIMATED TOTAL FEE OF \$42,000.

Mark Perbix proposed a date for the first Debt Management meeting with the community and will confirm with the Board after discussing with Cheryl Shaw.

**District Operations**

**CRS Manager's Report:**

Molly Couture shared the Lookahead schedule.

**DocAccess Service Agreement Contract:**

Molly Couture proposed the DocAccess Service Agreement for the District website.

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 CONTRACT FOR DOCACCESS SERVICES ON THE STREAMLINE PLATFORM TO PROVIDE ADA ACCESS AT THE YEARLY COST OF \$600.

**Water Committee Update:**

The Board reviewed the ORC Water Operations Report.

**Stewardship Committee Update:**

Rod Vaughn shared updates about forestry work in the District. He presented a proposal to the Board about the Permit Request from Colorado Mountain Club for the Annual Mapping Exercise. There was a discussion with the Board about the impact on the District.

Upon motion duly made by Gregory Brown, seconded, and approved by a vote of 4-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT ACCEPTED AND RATIFIED THE DECISION TO DENY THE COLORADO MOUNTAIN CLUB'S PROPOSAL FOR ANNUAL MAPPING FOR 2026. There was one abstention.

**Grant Funding Committee Update:**

Mark Perbix and Molly Couture shared updates about upcoming water grant opportunities.

**March 19<sup>th</sup>, 2026 Board Meeting**

The next regular meeting of the District and Corporation Boards will be held at 6:00 p.m. on Thursday, March 19th, 2026.

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

**Mount Vernon Country Club Corporation**

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

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 AND CORPORATION ACCEPTED AND RATIFIED THE PAYMENT OF CORPORATION CLAIMS TOTALING \$447.74 FOR THE PERIOD OF JANUARY 11, 2026 TO FEBRUARY 13, 2026.

Real Estate Committee Recommendation: The Board reviewed the recommendation from Real Estate Committee regarding the retaining wall at 211 Mistletoe.

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 AND CORPORATION APPROVED AND RATIFIED THE REAL ESTATE COMMITTEE RECOMMENDATION FOR THE RETAINING WALL AT 211 MISTLETOE REQUESTED BY TYLER JANDEGIAN.

The Board discussed a date for the Annual Meeting of Proprietary Members and will hold the date for May 27<sup>th</sup>, 2026 until it can be confirmed with the Clubhouse.

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


**Mount Vernon Country Club Metropolitan District**

**Board Letter**

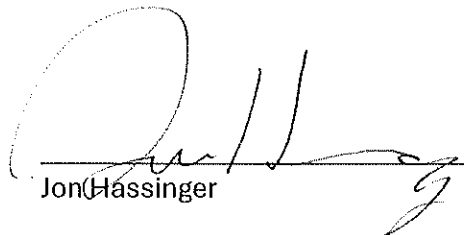
A Board Letter will be prepared and will include an update regarding New Resident Information, 2026 Pine Beetle Season Strategies, Technology Survey, Fire Mitigation Grant Celebration, Save the Date for the Debt Management Meeting, Water Committee Updates, District and Club Operations Updates, Financial 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 7:51 p.m.

Respectfully submitted,

  
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Molly Couture, Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL FEBRUARY 18<sup>TH</sup>, 2026 MINUTES OF THE MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT AND CORPORATION BY THE PRESIDENT OF THE BOARDS OF DIRECTORS SIGNING BELOW:

  
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Jon Hassinger

3/19/26  
Date