

MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT
MOUNT VERNON COUNTRY CLUB CORPORATION

BOARDS OF DIRECTORS REGULAR MEETINGS
SEPTEMBER 15, 2022

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 Thursday, September 15, 2022.

The meeting was called to order by president Tom Weimer at 7:10 p.m.

Record of Attendance: Board members Walter Crawford, Bill McFarlane, Andrew Price and Cheryl Shaw; General Manager John Stebbins; Assistant General Manager of Operations Ryan Wolf; Secretary Gail McGowan; and Proprietary Members Barbara Crawford and Dick Shaw were in attendance.

MVCC Metro District Business

Approval of Minutes

Upon motion duly made by Walter Crawford, 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 AUGUST 18, 2022 WERE APPROVED, AS WRITTEN.

Financial Reports

Mount Vernon Canyon Club:

Reports of variances to Budget for Club operations, Dues Added/Lost, membership Initiation Fees and dues, the PACE Report; and the 2022 revised forecast for Clubhouse/recreation operations, provided in a written report and slides prepared by the General Manager, were reviewed.

Metro District: The September 12, 2022 Cash Position Summary, and August 31, 2022 Combined Balance Sheet, Statements of Revenues, Expenditures and Change in Fund Balance for all funds, delinquent-account reports, and August profit calculations were reviewed with the Board.

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

Upon motion duly made by Walter Crawford, 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 \$229,557.42 FOR THE PERIOD AUGUST 13 to SEPTEMBER 12, 2022; AND METRO DISTRICT CLAIMS OF \$18,789.36 FOR

THE PERIOD AUGUST 23 to SEPTEMBER 12, 2022 (with a request that Metro District check number 01236 be held until the correct payee(s) could be confirmed).

Water System Update

The State has given the District a one-year extension to September 2023 to complete the work required to switch over to the new wastewater permit requirements. Required parts are still on order.

HRS Water Consultants' August water report showed a slight decrease in the residential use of water during the month of August. It was recognized that two water leaks were discovered in August, one of which could have contributed to the excessive July residential usage; the 1,200,000 gallons recorded in August are still a combination of some water loss but also continued water use by residents. Repair of the leaks is underway and continued water conservation efforts are encouraged, both of which should reduce water usage.

Water Service Fees for Suspended Service

Mount Vernon Country Club Metropolitan District *Policies* Section 5.2(d)(ii) provides that "the Board, in its discretion, may suspend the imposition of a water usage fee for any residence for any period in which water service at the residence is not being used because the residence is not being occupied for an extended period." In response to a question from Proprietary Member Fritz Garger, and following discussion,

Upon motion duly made by Bill McFarlane, seconded, and approved by a vote of 5-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT APPROVED REDUCING THE CURRENT MONTHLY WATER FEE OF \$150 TO \$75 PER MONTH, EFFECTIVE WITH THE DATE WATER SERVICE TO THE RESIDENCE LOCATED AT 642 MOUNT EVANS ROAD IS TURNED OFF AT HOMEOWNER'S REQUEST AND CONTINUING UNTIL SERVICE IS RESTARTED FOLLOWING CONSTRUCTION OF A NEW HOME AT THAT ADDRESS.

General Services Updates

Mount Vernon Road Maintenance: At its August 18, 2022 meeting, the Board of Directors gave its general approval to moving forward with a proposed preventive maintenance plan for the paved Mount Vernon Road, costs not to exceed \$140,000 plus the cost of adding three speed bumps, and requiring Board appropriation of funds for each stage of the project.

Upon motion duly made by Bill McFarlane, seconded, and approved by a vote of 5-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT APPROVED, AND APPROPRIATED FUNDS FROM THE TRANSPORTATION RESERVE FUND, AMOUNTS OF \$5,100.00 FOR ASPHALT PATCHING AND INSTALLATION OF THREE NEW ASPHALT SPEEDBUMPS AND \$86,042.75 FOR HOT-POUR CRACKSEAL AND SLURRY SEALING. THE BOARD RATIFIED CONTRACTS FOR THE REFERENCED WORK SIGNED ON SEPTEMBER 13, 2022 WITH FOOTHILLS PAVING & MAINTENANCE, INC. AND VANCE BROTHERS, INC.

Gravel Road Dust Control: The Board supported the GS Committee’s suggestion to check into the availability and cost of recycled asphalt to be used for dust control on the most heavily traveled gravel roads.

Fencing for the East Gate Bosque Area: The Board unanimously approved allocating \$400 for the purchase of additional fencing materials to protect the regenerating aspen in the East Gate Bosque area.

Mount Vernon Country Club Metro District Committee Chair Appointments

The following appointments as Committee Chairpersons were confirmed by the Board:

Audit	Treasurer Walter Crawford
	Board Appointee Cheryl Shaw
Budget	Treasurer Walter Crawford
	Board Appointee Cheryl Shaw
Financial Planning	Cheryl Shaw
General Services	Dick Shaw
Stewardship.....	Rod Vaughn
Water and Wastewater	Tom Weimer

October 19, 2022 Board Meeting

The date of the October regular meetings of the District and Corporation Boards was changed and will be held at 7:00 p.m. on Wednesday, October 19, 2022 at the Mount Vernon Canyon Club.

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

Mount Vernon Country Club Corporation

Financial Report

The August 31, 2022 Statement of Revenue and Expenditures for MVCC Corporation was presented.

Real Estate Committee

Philpott Sauna: Acting on the recommendation of the Real Estate Committee for approval,

Upon motion duly made by Bill McFarlane, seconded, and approved by a vote of 5/0, THE BOARDS OF DIRECTORS OF THE MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT AND CORPORATION APPROVED THE REQUEST OF JOSHUA PHILPOTT TO ADD A 4-PERSON OUTDOOR SAUNA ON THE EAST SIDE OF THEIR HOUSE AT 24901 RIDGE WAY, SUBJECT TO ALL MOUNT VERNON BYLAWS AND POLICIES, AND OBTAINING ALL APPLICABLE BUILDING, ELECTRICAL, OR OTHER REQUIRED PERMITS FROM LOCAL GOVERNMENTAL AGENCIES.

Short-Term Rentals: The Board considered a listing-Realtor’s question as to whether or not short-term rentals are allowed in Mount Vernon and, based on the intent of the current Corporation *Bylaws* regarding tenants and guests, answered that they were not. The *Bylaws* will

be reviewed in detail and a draft of suggested changes to clarify this and related subjects will be prepared and presented to Proprietary Members for comment before any formal changes to the *Bylaws* are made.

Mount Vernon Country Club Corporation Committee Chair Appointments

The following appointments as Committee Chairpersons were confirmed by the Board:

Community Activities Karen Stringer
History Barbara Crawford
Real Estate Linda Wagner
Ad hoc Conservation Easement James Wood

Semi-Annual Meeting of Proprietary Members

The Semi-Annual Meeting of Proprietary Members was scheduled for Wednesday, December 14, 2022.

Community Holiday Party

The annual Community Holiday Party will be held on Saturday, December 17, 2022.

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

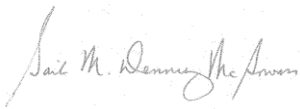
Mount Vernon Country Club Metropolitan District

Board Letter

A Board Letter will be prepared and will include financial updates; an update on residential water use; information on Mount Vernon roadwork; date of the Semi-Annual Meeting of Proprietary Members; date of Community Holiday Party; and 2022 Board Meeting dates.

There being no further business to come before the Boards, the meetings of MVCC Metro District and Corporation were adjourned at 9:50 p.m.

Respectfully submitted,



Gail M. McGowan, Secretary