

MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT MOUNT VERNON COUNTRY CLUB CORPORATION

BOARDS OF DIRECTORS REGULAR MEETINGS

DECEMBER 5, 2024

The Boards of Directors of Mount Vernon Country Club Metropolitan District and MVCC Corporation held their monthly Regular Meeting on Thursday, December 5, 2024.

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

Record of Attendance: Board members Jon Hassinger, Julie Keating, Bill McFarlane, Scott Valent, and Barbara Crawford; General Manager Ryan Wolf, and Molly Couture of CRS; Proprietary Members Walter Crawford, Gail McGowan, Cheryl Shaw, Janet Perriman, and Mark Perbix.

MVCC Metro District Business

Approval of Agenda

Upon motion duly made by Bill McFarlane, seconded, and 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 DECEMBER 5TH 2024 WAS APPROVED, AS AMENDED TO ADD NEGOTIATIONS FOR GENERAL SERVICES CONTRACTS AND BONUSES TO EXECUTIVE SESSION CONVERSATIONS.

Approval of Minutes

Upon motion duly made by Bill McFarlane, 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 NOVEMBER 21ST, 2024 WERE APPROVED, AS PRESENTED.

Public Comment

Cheryl Shaw thanked the Board for approving the second Sangster horse in the Corral Group. She also shared concerns about the request from the Highland Rescue Team.

Janet Perriman asked a clarifying question about Corral Group, which Cheryl Shaw addressed.

Mark Perbix asked if there would be a discussion regarding the RV Lot fees.

Financial Reports

Mount Vernon Canyon Club:

There were no clubhouse financials to present for December. Ryan Wolf shared updates regarding the deck project and the phone system.

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Consideration & Resolution of the 2025 Budget

Jon Hassinger asked if there were any questions regarding the Budget. He shared advisement regarding how Committees approve spending of capital expenses, even if items are budgeted. Janet Perriman asked a follow up question regarding his comments.

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 ACCEPTED AND RATIFIED THE 2025 PREPARED BUDGET, AND THE EXECUTED RESOLUTION IN ITS ENTIRETY IS ATTACHED HERETO AS EXHIBIT A TO BE MADE PART OF THESE MINUTES.

Financial Planning Committee:

Metro District: Status of Accounts Receivable and Reserves were reviewed.

Payment of Claims: Vendor claims were presented for review and ratification. There were no claims for the Metropolitan District.

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 ACCEPTED AND RATIFIED THE PAYMENT OF CANYON CLUB CLAIMS TOTALING \$57,305.69 FOR THE PERIOD OF NOVEMBER 16, 2024, TO DECEMBER 2, 2024.

District Operations

CRS Manager's Report:

Molly Couture shared the Lookahead schedule.

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 ACCEPTED AND RATIFIED THE ANNUAL ADMINISTRATIVE RESOLUTION FOR 2025, AND THE EXECUTED RESOLUTION IN ITS ENTIRETY IS ATTACHED HERETO AS AN EXHIBIT B TO BE MADE PART OF THESE MINUTES.

The Board reviewed the Notice of Regular Board meetings for 2025 and approved the dates for 2025.

Discussion of Highland Rescue Team Land Request:

Jon Hassinger addressed the Board regarding the request from the Highland Rescue Team. He named that there is an extensive process for Land Use according to our bylaws that will be followed and wanted to focus the discussion on process. There was a discussion with the Board regarding a previous 2017 request, and Jon Hassinger requested support from the Board to develop a process for engaging and informing Proprietary Members. Julie Keating volunteered to help with this.

Corral Group:

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Jon Hassinger reminded the Board there was an email decision regarding the second Sangster horse addition to the Corral Group. He asked Cheryl Shaw to share rationale for the decision. There was a discussion about how the Corral Group came to make their recommendation. Janet Perriman shared her concerns about allowing non-proprietary members to have additional horses. Walter Crawford asked the Corral Group to amend the Rules and Regulations to account for the change in the approval process. Jon Hassinger said he would share the thoughts from the Board with the Corral Group President.

Upon motion duly made by Jon Hassinger, seconded, and approved by a vote of 4-0 with an abstention, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT ACCEPTED AND RATIFIED THE EMAIL DECISION TO APPROVE AN ADDITIONAL HORSE FOR CHRIS SANGSTER IN THE HORSE CORRAL.

Water Committee Update:

Julie Keating shared that the Water Committee is finalizing the District contract with ORC.

General Services Monthly Report

General Services:

The Board had a discussion on how to proceed with a process for community engagement to address speeding on District roads. Bill McFarlane agreed that this was important and named that he would like to bring in Andy Dufford to help create a plan of action regarding community engagement that would be approved by the Board before action would be taken.

Executive Session

ADJOURN INTO EXECUTIVE SESSION Pursuant to §24-6-402(4)(e), C.R.S. to receive legal advice, develop negotiating positions, strategy, or instruct negotiators.

Motion duly made by Jon Hassinger to move into Executive Session at 7:20 p.m. seconded, and, upon vote, unanimously carried, the Board moved to Executive Session to review and discuss contract negotiations regarding the General Manager and General Services Employee Bonuses.

Motion duly made by Jon Hassinger to move out of Executive Session at approximately 7:57 p.m., seconded, and, upon vote, unanimously carried, the Board moved to return to the regular Agenda.

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 ACCEPTED AND APPROVED TO INCREASE THE BONUS LIMIT PER THE CONTRACT FOR THE GENERAL MANAGER FOR 2024, AS WELL AS FOR 2025, TO A LIMIT OF \$50,000, AND TO ADJUST THE BASELINE SALARY PER AGREED UPON BY THE BOARD OF DIRECTORS.

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

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DISTRICT ACCEPTED AND APPROVED END OF YEAR BONUSES FOR MEMBERS OF THE GENERAL SERVICES AS AGREED UPON BY THE BOARD.

January 16th, 2024 Board Meeting

The next regular meeting of the District and Corporation Boards will be held at 6:00 p.m. on Thursday, January 16th, 2024.

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

Mount Vernon Country Club Corporation

Financial Reports

Corporation Payment of Claims:

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 CORPORATION ACCEPTED AND RATIFIED THE PAYMENT OF CLAIMS TOTALING \$6,574.70 FOR THE PERIOD NOVEMBER 16, 2024, TO DECEMBER 2, 2024.

Real Estate Committee

Bill McFarlane shared that there will be a kickoff Pre-Construction meeting for the Garger property.

Bill McFarlane also shared that he confirmed the agreement with the Ambroses regarding the dog run had been executed with the property owners.

Mount Vernon Country Club Metropolitan District

Board Letter

A Board Letter will be prepared and will include an update for the Land Use Process regarding the Highland Rescue Team Request, the RSVP Deadline for Proprietary Member Holiday Party, a District Bill Process Update, District and Club Operations updates, Christmas Tree Cutting Information, and 2025 Board Meeting Dates.

There being no further business to come before the Boards, the meetings of MVCC Metro District and Corporation were adjourned at 8:04p.m.

Respectfully submitted,

_____/s/
Molly Couture, Secretary

