

MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT
MOUNT VERNON COUNTRY CLUB CORPORATION

BOARDS OF DIRECTORS REGULAR MEETINGS

August 24th, 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, August 24th, 2023.

The meeting was called to order by President Bill McFarlane at 6:01 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, Leslie Kopper, Janet Perriman, Sharon McFarlane, and Gail McGowan were in attendance for all or part of the meeting.

MVCC Metro District Business

Approval of Agenda

Upon motion duly made by Barbara Crawford, 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 AUGUST 24TH, 2023 WAS APPROVED, AS WRITTEN.

Approval of Minutes

Upon motion duly made by Julie Keating, 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 27TH, 2023 WERE APPROVED, AS AMENDED TO INCLUDE A RECOMMENDATION FROM ROD VAUGHN ON BEHALF OF THE STEWARDSHIP COMMITTEE.

Public Comment

There was no public comment.

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, and the PACE Report; 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.

Ryan Wolf made a recommendation for a date for the Proprietary Christmas Party date of December 22nd, which was approved by the board.

He also provided an update regarding the Clubhouse wastewater treatment pump.

100th Anniversary Celebration – Recognition of Service

The Board, wishing to recognize the outstanding service of Club management, staff and employees that resulted in the overwhelming success of the August 12, 2023 *Centennial Celebration*,

Upon motion duly made by Cheryl Shaw, seconded, and approved by a vote of 5-0, the following resolution was adopted and is entered into the Minutes:



*Resolution in Recognition and Appreciation of
Dedicated Service by Mount Vernon Canyon Club
Manager, Staff, and Employees*

WHEREAS, construction of the \$60,000 Mount Vernon Country Club Clubhouse commenced in March 1922 and was completed in August 1923;

WHEREAS, the Clubhouse has successfully navigated the challenges of the Great Depression in the 1930s, World War II in the 1940s, a massive drought in the 1950s, the COVID pandemic of the 2020s, and financial upturns and downturns to this date;

WHEREAS, since its establishment, Mount Vernon Country Club's vision has been to provide an exceptional Mount Vernon experience by combining a unique mountain location with excellent dining, recreation, and special events for the enjoyment of members, their families, and their guests;

WHEREAS, Mount Vernon's mission includes the creation of "The Mount Vernon Experience" by maintaining the highest level of member satisfaction through the offering of exceptional dining and recreation, as well as special event offerings;

WHEREAS, the current manager and staff of the Clubhouse organized the *Mount Vernon Canyon Club's Centennial Celebration* recognizing the 100th anniversary of the Clubhouse opening on August 12, 1923;

WHEREAS, Mount Vernon Country Club Metropolitan District seeks to publicly recognize the commitment and dedication of its valued manager, staff, and employees to Mount Vernon;

NOW, THEREFORE, BE IT RESOLVED that Mount Vernon Country Club Metropolitan District hereby expresses its deep appreciation to the management, staff and employees for their service to the Board of Directors and the Mount Vernon community, and their long-term dedication to Mount Vernon Canyon Club and its mission.

BE IT FURTHER RESOLVED, that this Resolution be saved in the permanent minutes of the Mount Vernon Country Club Metropolitan District and a copy of this Resolution be presented to the management, staff, and employees of Mount Vernon Canyon Club.

**As adopted on this 24th day of August 2023
By the MVCC Metro District Board of Directors**

William R. McFarlane, President

Metro District: The August 18, 2023 Cash Position Summary, and July 31, 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.

There was a recommendation from the FPC that members of the Colorado Mountain Club sign a waiver before they do work on site. Bill McFarlane shared that James Wood is working to develop this waiver.

Cheryl Shaw shared an update regarding the Conservation Easement and the performance of the investments from the Easement, and discussed the Financial Planning Committee's next steps in managing these investments. She also shared updates regarding 2024 Budget timelines.

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

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 PAYMENT OF CANYON CLUB CLAIMS TOTALING \$182,031.95 FOR THE PERIOD JULY 14 TO AUGUST 18, 2023; AND METRO DISTRICT CLAIMS OF \$39,047.43 FOR THE PERIOD JULY 14 TO AUGUST 18, 2023.

District Operations

CRS Manager's Report:

Molly Couture checked with the board about SDA Conference attendance, and she also shared an update about grant opportunities and Proposition HH.

Water System Update

Julie Keating shared updates from the Water Committee Meeting, next steps for the new lead testing that will be required from the CDPHE. There will need to be an inventory of the age and material types (composition) of the pipes in the District. The process must be complete within a year.

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Tom Weimer shared an update regarding the pumphouse project, and that there has been a delay with parts being delivered. He also shared an update regarding fire hydrant testing and informed the Board of necessary replacements to the pumping system as a result of a recent inspection from the CDPHE, and the Board agreed to move forward with the compliance replacement work.

There was also a discussion of two properties that are tied into the wastewater treatment plant as opposed to having individual septic tanks on property. The Board asked the Water Committee to work on next steps on drafting an agreement for these properties in regarding usage of the wastewater treatment plant.

Committee Proposals and Process:

Julie Keating presented a process for the Board to accept Committee proposals at upcoming meetings. Bill McFarlane will draft language to share with Committee chairs and for 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, wildlife cameras, trespassing, and short-term rentals. There was a recommendation from the subcommittee regarding short-term rentals that was shared with the Board. The Board will be reviewing the recommendation for future conversations regarding short-term rental policies.

Dick Shaw reported for the General Services. There were updates regarding the Five Point traffic circle, slash chipping, weed management and mowing, pothole management, large equipment sale opportunities, fire mitigation, and there are changes upcoming from the *Storage Area Improvement Subcommittee*.

September 21, 2023 Board Meeting

The next meeting of the District and Corporation Boards will be held at 6:00 p.m. on Thursday, September 21, 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 a recommendation from the Real Estate Committee regarding a request for an exception for a 6 month lease. The Board did not approve the recommendation from the Real Estate Committee based on precedent. There was also an update regarding the solar panels of a resident's property.

Conservation Easement Update

Fire mitigation work continues in the easement. Additionally, the Corporation will be paying the Clubhouse for some costs of the Easement agreement negotiations.

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, a Five Point Traffic Circle Update, and Board Meeting Proposal Processes.

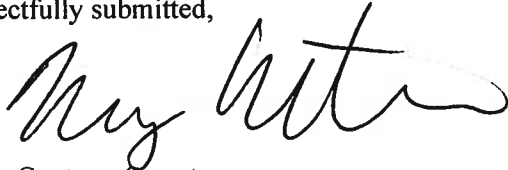
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There being no further business to come before the Boards, the meetings of MVCC Metro District and Corporation were adjourned at 9:34 p.m.

Respectfully submitted,



Molly Couture, Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL AUGUST 24TH, 2023, MINUTES OF THE MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT BY THE PRESIDENT OF THE BOARD OF DIRECTORS SIGNING BELOW:



William McFarlane



Date