

MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT
MOUNT VERNON COUNTRY CLUB CORPORATION

BOARDS OF DIRECTORS REGULAR MEETINGS
NOVEMBER 18, 2021

The Boards of Directors of Mount Vernon Country Club Metropolitan District and MVCC Corporation held their monthly Regular Meetings at the Mount Vernon Country Club, 24933 Clubhouse Circle, Golden, Colorado, on Thursday, November 18, 2021.

The meeting was called to order by president Tom Weimer at 7:05 p.m.

Record of Attendance: Board members Charlotte Abel, Walter Crawford, and John Stringer; General Manager John Stebbins; Secretary Gail McGowan; and Katya Arcia of CRS were in attendance. Proprietary Members Jeff/Susie Bogard, Page Lambert, Janet Perriman, Dick/Cheryl Shaw, Eric Grossman/Monika von Glinski, and James Wood (by teleconference) were in attendance for all or part of the meeting. Also present was Alan Anderson, Fire Chief, Foothills Fire Protection District. Director Andrew Price had been excused due to a business-travel conflict.

MVCC Metro District Business

Approval of Minutes

Upon motion duly made by Walter Crawford, seconded, and approved by a vote of 4-0 (Andrew Price absent from the November 18 meeting), THE MINUTES OF THE MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT and CORPORATION BOARDS OF DIRECTORS' REGULAR MEETINGS OF OCTOBER 21, 2021 WERE APPROVED, AS WRITTEN.

Foothills Fire Protection District

Following the theft of catalytic converters from three of Mount Vernon's trucks, and Mount Vernon's need for garage space for additional equipment and ease of access, the Foothills Fire Protection District was approached regarding termination of its 1997 lease for space in the General Services' garage. Fire Chief Alan Anderson addressed the Board regarding possible impacts related to the removal of Foothills' equipment, and consequent closing of the Mount Vernon Station, assuring the Board that the community would not experience any increases to residential insurance rates or any reduction in fire or emergency response times. It was agreed that the lease would be terminated effective January 1, 2022, that the 180-day notice would be waived by Foothills, and that information regarding this transaction would be provided to the Mount Vernon community with Foothills' appreciation and assurances of continued services.

Financial Reports

Mount Vernon Canyon Club:

BOARD OF DIRECTORS

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The financial forecast of Clubhouse operations, reports of membership Initiation Fees and dues, the PACE Report, and the year-end financial forecast were reviewed by the General Manager. Cash analyses for the Clubhouse and Metro District as of October 31, 2021 were presented by the Treasurer.

Metro District: The October 12, 2021 Cash Position Summary, and September 30, 2021 Combined Balance Sheet, Statements of Revenues, Expenditures and Change in Fund Balance for all funds, and delinquent-account reports were reviewed with the Board.

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 4-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT ACCEPTED AND RATIFIED THE PAYMENT OF CANYON CLUB CLAIMS TOTALING \$206,677.38 FOR THE PERIOD OCTOBER 15 to NOVEMBER 12; AND METRO DISTRICT CLAIMS OF \$28,575.09 FOR THE PERIOD OCTOBER 18 to NOVEMBER 2, 2021.

2021 Audit – Engagement Letter

The Haynie & Company engagement letter to provide services for the 2021 Audit was reviewed by the Board.

Upon motion duly made by John Stringer, seconded, and approved by a vote of 4-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT APPROVED THE STATED AUDIT SCOPE OF SERVICE AND FEE OUTLINED IN THE ENGAGEMENT LETTER DATED NOVEMBER 17, 2021 AND AUTHORIZED PRESIDENT TOM WEIMER AND TREASURER WALTER CRAWFORD TO SIGN THE AGREEMENT.

Public Hearing – 2022 Budget

Proper Notice of a Public Meeting having been published, upon motion duly made by Walter Crawford, seconded, and approved by a vote of 4-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT ENTERED INTO A PUBLIC MEETING FOR THE SOLE PURPOSE OF REVIEWING AND TAKING COMMENTS ON THE 2022 BUDGET.

The General and Water Fund budgets will be adjusted to reflect an allowable 10% transfer of \$18,648 from the General Fund to the Water Enterprise Fund.

Copies of the revised 2022 Budget will be distributed to the Board for final review before the budget is adopted at the December 9 meeting of the Board.

The Public Hearing was closed and the regular meeting of the Board reconvened.

Upon motion duly made by Walter Crawford, seconded, and approved by a vote of 4-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT GAVE PRELIMINARY APPROVAL TO THE 2022 BUDGET AS PRESENTED, SUBJECT TO ADJUSTMENTS BEING MADE AND FINAL REVIEW AND APPROVAL AT THE DECEMBER 9, 2021 BOARD MEETING.

Conservation Easement

On a motion made by John Stringer, seconded, and approved by a vote of 4-0 (Andrew Price absent), it was RESOLVED that the Boards of Directors of Mount Vernon Country Club Metropolitan District and Mount Vernon Country Club Corporation approve and adopt the *Findings and Resolutions*, and call a Special Meeting of Proprietary Members on Tuesday, December 7, 2021 to consider the proposal to authorize the Board of Directors of Mount Vernon Country Club Metropolitan District to approve the transfer of a 160-acre parcel referred to as “Custer Wash South” from the Mount Vernon Country Club Metropolitan District to Mount Vernon Country Club Corporation. The *Findings and Resolutions* will be emailed or hand-delivered to the Proprietary Members of the Corporation and posted on the Proprietary Member website in advance of the meeting, and the proposed transaction be voted on by Proprietary Members in good standing by a written ballot cast no sooner than five (5) nor more than 15 days following the community meeting in accordance with the requirements of the Bylaws of the District, the Bylaws of the Corporation, and the *Mount Vernon Land Use Plan 1980*.

District Operations

Water System Updates

The last item to complete the Tower Hill relining project is putting a new pressurized vacuum vent on the top.

Upon motion duly made by Walter Crawford, seconded, and approved by a vote of 4-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT APPROVED OF AND AUTHORIZED THE PRESIDENT’S SIGNING OF THE CONTRACT WITH COLEMA INDUSTRIAL SERVICES IN THE AMOUNT OF \$9,765, PAYMENT TO BE MADE FROM THE WATER RESERVE FUND.

Wastewater Treatment Facility

The final application for design approval for the new discharge permit is expected to be submitted to the Colorado Department of Public Health and Environment before the end of November for its consideration. Work will begin in the spring.

Legal Counsel

As of December 31, 2021, the law firm of Collins Cockrel & Cole will shut down, with the partners and staff splitting into two new firms. Following discussion, and determining that

continuing Mount Vernon's relationship with Jim Collins and Allison Ulmer would best service the Metro District's needs,

Upon motion duly made by John Stringer, seconded, and approved by a vote of 4-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT APPROVED OF ENGAGING THE LAW FIRM OF *COLLINS COLE FLYNN WINN & ULMER, PLLC* ("CCFWU") TO REPRESENT IT IN LEGAL MATTERS EFFECTIVE JANUARY 1, 2022. IT FURTHER AUTHORIZED PRESIDENT TOM WEIMER TO SIGN THE "AUTHORIZATION TO TRANSFER FILES" AND THE NEW "ENGAGEMENT LETTER" TO BE PROVIDED BY CCFWU.

Corral Group

In response to a request from a non-Proprietary Member to be allowed to join the Corral Co-op and put a horse on the MVCC pasture, the Board approved the Corral Group's moving forward with planning and asked a Corral Group subcommittee to draft documents for Board consideration at a later meeting.

Roadway Evaluation and Improvement Plan

Based on its Initial Civil Infrastructure Assessment dated February 28, 2018, JVA Consulting Engineers prepared a scope of work to provide civil engineering services for a *Roadway Infrastructure Evaluation and Capital Improvement Plan* to develop a planning document to assist in prioritizing projects and developing annual budgets.

Upon motion duly made by Walter Crawford, seconded, and approved by a vote of 4-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT APPROVED ENGAGING JVA TO PROVIDE ENGINEERING SERVICES FOR A *ROADWAY INFRASTRUCTURE EVALUATION AND CAPITAL IMPROVEMENT PLAN* AND AUTHORIZED PRESIDENT TOM WEIMER TO SIGN THE LETTER AGREEMENT DATED OCTOBER 22, 2021 AND APPROPRIATED \$9,300, PLUS REIMBURSABLE FEES, TO BE PAID FROM THE TRANSPORTATION RESERVE FUND.

December Board Meeting

The next regular meeting of the District and Corporation Boards is scheduled for Thursday, December 9, 2021 at 7:00 p.m. at Mount Vernon Canyon Club. A Zoom telephonic attendance option will be provided for this meeting.

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

Mount Vernon Country Club Corporation

Semi-Annual and Special Meetings of Proprietary Members

Meeting Notices, Agendas, and other informational pieces for the Semi-Annual Meeting of Proprietary Members on December 1 and the Special Informational Meeting of Proprietary Members regarding the conservation easement on December 7 were reviewed and approved for distribution.

Real Estate Committee Recommendations

1. A memo to homeowners regarding Accessory Dwelling Units is being drafted;
2. The owners of Lot 2 Range View Trail requested to have a section of Range View abandoned to accommodate setback requirements for their home construction. The Board gave provisional approval to the proposal pending the resolution of several issues.
3. The owners of Lot 3 Ridge Way requested permission to fence a large area of their property as a dog run. The Board took no action pending receipt of a final Real Estate Committee recommendation.
4. The request of a Proprietary Member to store snowmobiles on their property for the season was denied. Formal action will be taken by the Board to enforce the Bylaws and Policies regarding the storage of RVs, etc. at residences and the use of open areas by motorized vehicles.

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

Mount Vernon Country Club Metropolitan District

Community Holiday Party

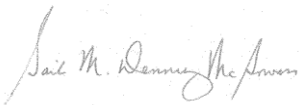
The Community Holiday Party will be held Sunday, December 19. There will be a \$25 charge for each adult resident, \$30 for each adult guest who is not a Mount Vernon resident, and no charge for children (residents or guests) ages 10 or younger.

Board Letter

A Board Letter will be prepared and will include financial and membership updates; reminders about certain Bylaws/Policies; new trash/recycle information; Christmas tree cutting; 2021 Board and Special Meeting dates.

There being no further business to come before the Boards, the meetings of MVCC Metro District and Corporation were adjourned at 10:15 p.m.

Respectfully submitted,



Gail M. McGowan, Secretary