

MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT MOUNT VERNON COUNTRY CLUB CORPORATION

BOARDS OF DIRECTORS SPECIAL MEETING

JUNE 18, 2026

The Boards of Directors of Mount Vernon Country Club Metropolitan District and MVCC Corporation held a Regular Meeting on Thursday, June 18, 2026.

The meeting was called to order by Treasurer Mark Perbix at 6:03p.m.

Record of Attendance: Board members Mark Perbix, Gregory Brown, and Scott Valent, General Manager Ryan Wolf, and Molly Couture of CRS; Proprietary Members Cindy Findling, Cheryl Shaw, Bill McFarlane, Rod Vaughn, Kathleen Hildreth, Chris Keller, and Gail McGowan were present for all or part of the meeting.

MVCC Metro District Business

Approval of Agenda

Upon motion duly made by Gregory Brown, seconded, and unanimously approved by a vote of 3-0 THE AGENDA OF THE MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT and CORPORATION BOARDS OF DIRECTORS' REGULAR MEETINGS FOR JUNE 18, 2026, WAS APPROVED, AS PRESENTED.

Approval of Minutes

Upon motion duly made by Scott Valent, seconded, and approved by a vote of 3-0, THE MINUTES OF THE MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT and CORPORATION BOARDS OF DIRECTORS' REGULAR MEETINGS OF MAY 21ST, 2026, WERE APPROVED, AS PRESENTED.

Public Comment

There was no public comment.

General Services Monthly Report

General Services:

Bill McFarlane presented the General Services Report. He shared information on the Pine Beetle tree maintenance, spraying, and treatment, proposed improvements to the Community Garden fencing and the installation of a storage shed. Gail McGowan asked a question about the community dumpster. There was also a discussion about the zoning of the rental properties and costs associated with these next steps. The Board deferred any decisions to a future meeting to when the full Board was present to discuss.

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Financial Reports

Mount Vernon Canyon Club:

The General Manager reviewed reports of the Monthly Summary, Dues Added/Lost, Profit Calculations, and a Member Type Count Summary.

Financial Planning Committee:

Metro District: The Reserve Fund, Cash Balances, Profit Calculations, Accounts Receivables, and Reserves were all reviewed for May 31st, 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 3-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT ACCEPTED AND RATIFIED THE PAYMENT OF CANYON CLUB CLAIMS TOTALING \$242,560.79 FOR THE PERIOD OF MAY 16, 2026 TO JUNE 12, 2026, AND DISTRICT CLAIMS TOTALING \$139,728.46 FOR THE PERIOD OF MAY 16, 2026 TO JUNE 12, 2026.

Financial Planning Committee Recommendation:

Mark Perbix updated the Board with reporting options for District financial reports. Cheryl Shaw shared the initial recommendation from Financial Planning Committee regarding the updated Purchase Order policy. The Board supported the FPC continuing to develop these new policies.

District Operations

CRS Manager's Report:

Molly Couture shared the Lookahead schedule.

Water Committee Update:

Cindy Findling shared updates on behalf of the Water Committee. The Board reviewed the HRS Water Reports. There was discussion about installing a meter pit at the tennis courts, emergency operations repairs purchasing processes, and next steps for metering with the WaterSmart grant.

Stewardship Committee Update:

Rod Vaughn updated the Board on the Fire Mitigation grant process, Proprietary Member tree take down progress, and shared appreciation for the new equipment shed by the Community Garden.

Grant Funding Committee Update:

Molly Couture updated the Board on the PFAS grants and the WaterSmart grants for water meters.

July 16, 2026 Board Meeting

The next regular meeting of the District and Corporation Boards will be Thursday, July 16th, 2026 at 6:00pm.

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

Mount Vernon Country Club Corporation

Real Estate Committee: The Board reviewed the Committee's recommendation for the fence at 26254 Centennial Trail. There was a discussion, and the Board decided to defer the decision until there could be full Board input for a vote.

Upon motion duly made by Gregory Brown, seconded, and approved by a vote of 3-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT RATIFIED THE EMAIL DECISION APPROVING THE EQUIPMENT SHED LOCATED BY THE COMMUNITY GARDEN.

Approval of Minutes

Upon motion duly made by Scott Valent, seconded, and approved by a vote of 3-0, THE MINUTES OF THE MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT and CORPORATION BOARDS OF DIRECTORS' SPECIAL ANNUAL MEETING OF THE PROPRIETARY MEMBERS OF MAY 27TH, 2026, WERE APPROVED, AS PRESENTED.

The Board acknowledged the new tenant registration for the Ratchinskys.

Payment of Claims: There were none.

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

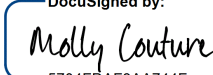
Mount Vernon Country Club Metropolitan District

Board Letter

A Board Letter will be prepared and will include an update regarding New Resident Information, a Pine Beetle treatment update, a Debt Reduction Meeting Recap, Water Restrictions reminders, a Retaining Wall Share Out, 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 7:52 p.m.

Respectfully submitted,

DocuSigned by:

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Molly Couture, Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL JUNE 18, 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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Signed by:
Mark Perbix
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Mark Perbix

7/23/2026

Date