

MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT MOUNT VERNON COUNTRY CLUB CORPORATION

BOARDS OF DIRECTORS SPECIAL MEETINGS

MARCH 19, 2026

The Boards of Directors of Mount Vernon Country Club Metropolitan District and MVCC Corporation held a regular Meeting on Thursday, March 19, 2026.

The meeting was called to order by President Jon Hassinger at 6:05p.m.

Record of Attendance: Board members Jon Hassinger, Gregory Brown, Jean Mensendick, and Scott Valent, General Manager Ryan Wolf, General Services Manager Kenny Brossman, and Molly Couture of CRS; Proprietary Members Monika von Glinski, Eric Grossman, Dick and Cheryl Shaw, Cindy Findling, Bill McFarlane, Bob and Margie Howe, Jeff and Suzie Bogard, Andi Hix, Janet Perriman, Gail McGowan, Uldis Jaunarajs, and Rod Vaughn were present for all or part of the meeting. David Grooms, James Wood, and Felicity Hannay from the public were also present.

MVCC Metro District Business

Approval of Agenda

Upon motion duly made by Scott Valent, seconded, and approved by a vote of 4-0 THE AGENDA OF THE MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT and CORPORATION BOARDS OF DIRECTORS' REGULAR MEETINGS FOR MARCH 18, 2026, WAS APPROVED, AS PRESENTED.

Approval of Minutes

Upon motion duly made by Gregory Brown, seconded, and approved by a vote of 4-0, THE MINUTES OF THE MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT and CORPORATION BOARDS OF DIRECTORS' SPECIAL MEETINGS OF FEBRUARY 18TH, 2026, WERE APPROVED, AS PRESENTED.

Public Comment

Jon Hassinger shared that many Proprietary Members and a number of neighbors who live in proximity to Columbine Glen Ave. shared letters in advance of the meeting and appreciated these efforts.

Dick Shaw shared his thoughts regarding the topic of the Bald Mountain gate in reference to the Cody Park gate, and the impact of that enforcement on increased safety and reduced trespassing. He emphasized the importance of addressing liability concerns and fire prevention as part of these efforts.

Jeff Bogard shared his thoughts on the Cody Park gate and that the impact was from a certain family leaving the community than it being a significant concern of everyday use.

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Eric Grossman shared his concerns regarding the Bald Mountain gate and its impact on neighbors and the tone it will set in the broader community if we limit access.

Monika von Glinski shared her thoughts on the importance of the impact on neighbors and the impact of the decision of limiting access on the reputation of the Clubhouse and the District's reputation as a good neighbor more broadly.

Janet Perriman shared thoughts regarding the land use plan and the specifics of that plan, and the impact on open spaces and why it supports very limited broader community usage.

Ryan Wolf stated that the Clubhouse membership agreements do not include access to The trails and roads of the District other than to directly access the Club facilities.

James Wood shared his thoughts regarding expanding community engagement, obtaining legal advice, and how to approach determining who has access.

Craig Gaskill shared his thoughts on engaging the community and asked the Board to consider how we are welcoming neighbors as this decision is made regarding access to the Custer Wash conservation easement.

Felicity Hannay shared her thoughts on the history of Mount Vernon's open spaces, especially from the perspective of those who aren't Proprietary Members, but who have contributed to the current open space as it is now.

Andi Hix shared her thoughts on the tone of the community of Mount Vernon as an open community and the importance of that.

Uldis Jaunarajs shared his thoughts on broader community engagement and believes that the District should engage the entire Proprietary Member community to discuss.

Jon Hassinger shared that he is hoping for future engagement from Proprietary Members in discussions impacting the District.

General Services Monthly Report

General Services:

Kenny Brossman presented the General Services Report. He shared information on the Range View Trail retaining wall, downed trees, Pine Beetle tree monitoring and maintenance, road signage, and the farm tractor update. He and Ryan Wolf discussed next steps with a new tree spraying vendor, and Jon Hassinger requested next steps for Kenny Brossman, Ryan Wolf, and Rod Vaughn to coordinate next steps quickly.

Financial Reports

Mount Vernon Canyon Club:

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

Financial Planning Committee:

Metro District: The Reserve Fund, Cash Balances, Profit Calculations, Accounts Receivables, and Reserves were all reviewed for February 28th, 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 4-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT ACCEPTED AND RATIFIED THE PAYMENT OF CANYON CLUB CLAIMS TOTALING \$273,489.80 FOR THE PERIOD OF FEBRUARY 14, 2026 TO MARCH 13, 2026, AND THE PAYMENT OF DISTRICT CLAIMS TOTALING \$41,919.44 FOR THE PERIOD OF FEBRUARY 14, 2026 TO MARCH 13, 2026.

Financial Planning Committee Recommendation:

Cheryl Shaw shared the recommendations from FPC. The Board discussed dates for the Debt Repayment meeting with the Proprietary Members.

District Operations

CRS Manager's Report:

Molly Couture shared the Lookahead schedule. The Board confirmed that they will move the date of the regular meeting of April 16th, 2026 to Wednesday, April 15th.

Water Committee Update:

Cindy Findling shared information on behalf of the Water Committee regarding restrictions and how to leverage Board support to these conservation efforts. Jon Hassinger requested that the Water Committee come with proposals to the next Board meeting. Cindy Findling then shared information about the status of PFAS chemicals and testing in the District water system, and there was a discussion about grant funding for additional testing.

Stewardship Committee Update:

Rod Vaughn shared updates about the status of the FRWRM grant in the District.

Grant Funding Committee Update:

Molly Couture shared updates about upcoming water and technology grant opportunities.

April 15th, 2026 Board Meeting

The next regular meeting of the District and Corporation Boards will be rescheduled as a Special Meeting to Wednesday, April 15th, 2026 at 6:00pm to accommodate a scheduling conflict with the Clubhouse.

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

Mount Vernon Country Club Corporation

The Board confirmed the date for the Annual Meeting of Proprietary Members for May 27th, 2026 and was confirmed with the Clubhouse.

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

Upon motion duly made by Mark Perbix, seconded, and approved by a vote of 5-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT AND CORPORATION ACCEPTED AND RATIFIED THE PAYMENT OF CORPORATION CLAIMS TOTALING \$5,820.12 FOR THE PERIOD OF FEBRUARY 14, 2026 TO MARCH 13, 2026.

Real Estate Committee Recommendation: The Board reviewed the recommendation from Real Estate Committee regarding the renovation at 513 Mt. Blue Sky .

Upon motion duly made by Mark Perbix, seconded, and approved by a vote of 5-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT AND CORPORATION APPROVED AND RATIFIED THE REAL ESTATE COMMITTEE RECOMMENDATION FOR THE RENOVATION AT 513 MT. BLUE SKY.

Bald Mountain Gate Discussion: Jon Hassinger introduced David Grooms, a neighbor who borders with Mount Vernon's District property to share his public comment. David Grooms shared his perspective about the land usage situation.

Janet Perriman reviewed the Camera Monitoring Data with the Board. Rod Vaughn shared the recommendation for limiting access on behalf of the Stewardship Committee. He shared two options on behalf of the Committee, and pros and cons for the two options.

The members of the Board discussed their opinions regarding access.

Upon motion duly made by Jon Hassinger, seconded, and approved by a vote of 4-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT AND CORPORATION APPROVED AND RATIFIED THE DECISION TO LOCK THE PRIMARY GATE AND SIMULTANEOUSLY CREATE A PEDESTRIAN GATE THAT ALLOWS ACCESS ONLY FOR THE PETERS, GROOMS, CUSTERS, AND WOODS, IN ADDITION TO A YET TO BE DETERMINED, LIMITED NUMBER OF NEIGHBORS IN CLOSE PROXIMITY WHO ARE WILLING TO SIGN A WAIVER AND FOLLOW RULES OUTLINED IN THE WAIVER – DETAILS TO BE DETERMINED AT A LATER DATE. THE PEDESTRIAN GATE WILL REMAIN UNLOCKED UNTIL A DETERMINATION IS MADE AT A FUTURE DATE

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

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Mount Vernon Country Club Metropolitan District

Board Letter

A Board Letter will be prepared and will include an update regarding 2026 Pine Beetle Season Strategies, Downed Tree Notice from General Services, Technology Survey, Water Restriction Updates, Save the Date for Burgers and BS, the Save the Date for the Annual Meeting, Save the Date for the Debt Management Meeting, Grant Committee volunteer requests, a second letter regarding Bald Mountain Gate Access, 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 9:04 p.m.

Respectfully submitted,

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Molly Couture, Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL MARCH 19TH, 2026 MINUTES OF THE MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT AND CORPORATION BY THE PRESIDENT OF THE BOARDS OF DIRECTORS SIGNING BELOW:

Signed by:

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Jon Hassinger

5/28/2026

Date