

MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT
MOUNT VERNON COUNTRY CLUB CORPORATION

BOARDS OF DIRECTORS REGULAR MEETINGS
JULY 21, 2022

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 Thursday, July 21, 2022.

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

Record of Attendance: Board members Walter Crawford, Bill McFarlane, Andrew Price and Cheryl Shaw; General Manager John Stebbins; Marcos Pacheco and Mikkell Kelly of CRS; Christine McLeod of Haynie & Company; Secretary Gail McGowan; and Proprietary Members Tim Bonzer, Barbara Crawford, Dick Shaw, and Rod and Connie Vaughn were in attendance.

MVCC Metro District Business

Approval of Minutes

Upon motion duly made by Walter Crawford, 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 JUNE 16, 2022 WERE APPROVED, AS WRITTEN.

Public Comment

Barbara Crawford showed two original pen-and-ink paintings by artist and former Mount Vernon resident Dori Hutson that had been located in a Clubhouse storage area. Having been advised that the paintings of the Central City Opera and the Teller House were not desired for hanging at the Club, Barbara requested permission to donate them to the Gilpin County Historical Society. The Board authorized her doing so.

2021 Audit

Audit Manager Christine McLeod of Haynie & Company presented highlights of the 2021 Audit, indicating that the audit process went very well, noting that there were no material weaknesses or significant deficiencies to be reported, and that the audit document was in final review and would be filed timely with the State by July 30, 2022. Following the presentation,

Upon motion duly made by Walter Crawford, seconded, and approved by a vote of 5-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT APPROVED THE AUDIT DOCUMENT AS PRESENTED, SUBJECT TO THE INSERTION OF THE AUDITOR'S OPINION STATEMENT AND MINOR CHANGES TO THE PRESENTATION.

2021 Budget Amendment

Having confirmed that proper notice of a public meeting had been published or posted in accordance with the law,

Upon motion duly made by Tom Weimer, seconded, and approved by a vote of 5-0, a Public Hearing on the 2021 Budget Amendment was opened by the Board, the proposed *Resolution to Amend 2021 Budget* presented, and public comments invited.

There being no public comments,

Upon motion duly made by Tom Weimer, seconded, and approved by a vote of 5-0, the Public Hearing was closed.

Upon motion duly made by Walter Crawford, seconded, and approved by a vote of 5-0, the *Resolution to Amend 2021 Budget* was adopted by the Board. The executed Resolution, in its entirety, is attached hereto as Exhibit 1 and made part of these Minutes.

Financial Reports

Mount Vernon Canyon Club:

Reports of variances to Budget for Club operations, Dues Added/Lost, membership Initiation Fees and dues, the PACE Report; and the 2022 forecast for Clubhouse/recreation operations, provided in a written report and slides prepared by the General Manager, were reviewed.

Metro District: The July 15, 2022 Cash Position Summary, and June 30, 2022 Combined Balance Sheet, Statements of Revenues, Expenditures and Change in Fund Balance for all funds, delinquent-account reports, and June profit calculations were reviewed with the Board.

Metro District 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 5-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT ACCEPTED AND RATIFIED THE PAYMENT OF CANYON CLUB CLAIMS TOTALING \$410,485.81 FOR THE PERIOD JUNE 13 to JULY 15, 2022; AND METRO DISTRICT CLAIMS OF \$53,134.63 FOR THE PERIOD JUNE 27 to JULY 12, 2022.

Financial Planning Committee (FPC)

Water System: JVA's *Technical Memorandum* dated June 16, 2022 identifying aging water transmission lines recommended for replacement has been received. The FPC will review the report but will defer to the Water Committee to prioritize the recommended replacements. The FPC will research available funding sources (grants; low-interest loans; FEMA funds; etc.).

BOARD OF DIRECTORS

July 21, 2022

Page 3

General Services Discretionary Fund:

At the request of General Services Committee chair Dick Shaw, a request for a \$500 GS discretionary fund was considered and unanimously approved by the FPC, with a recommendation to the Board for approval.

Upon motion duly made by Walter Crawford, seconded, and approved by a vote of 5-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT APPROVED THE ESTABLISHMENT OF A \$500 IMPREST PETTY CASH FUND TO BE USED AT THE DISCRETION OF THE GENERAL SERVICES COMMITTEE CHAIR.

Water System Update

The most recent report filed with the State Engineer's Office did not project a need for leasing additional water at the end of this water year. Should future reports indicate a need, annual leases are currently available.

General Services Updates

The GS Committee Chair reported that Xcel's restoration work is ongoing, work is being done to install a water hydrant at the 5-Points area, the trail below Range View Lot 2 is being relocated, the rental house on Aspen Way will be marketed for rent by August 15, and a response to a letter received in opposition to the new Cody Park gate being drafted.

Request for Purchase of Lots

The Board considered a request from Rod and Connie Vaughn to purchase 11 lots adjacent to their property to the north and west of their property at 551 Range View Trail. It had recently been discovered that a barn had, mistakenly, been built on those lots by the family more than 50 years ago and the Vaughns now wish to remedy the situation.

Upon motion duly made by Walter Crawford, seconded, and approved by a vote of 5-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT APPROVED THE SALE OF ELEVEN (11) 25'X100' LOTS 337-341/375-380, BLOCK M, TO ROD AND CONNIE VAUGHN AT A COST OF \$2,000 PER LOT, PLUS ALL ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROPERTY TRANSFER.

August 18, 2022 Board Meeting

The next regular meeting of the District and Corporation Boards will be held at 7:00 p.m. on Thursday, August 18, 2022 at the Mount Vernon Canyon Club.

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

Mount Vernon Country Club Corporation

Financial Report

The June 30, 2022 Statement of Revenue and Expenditures for MVCC Corporation was presented.

Real Estate Committee Recommendations

Gould/Knight House Design – 710 Range View Trail: A site plan dated June 3, 2022 and prepared by Tucker Johnson Architects for the residence proposed by Stephen Gould and Karen Knight on Lot 2 (Range View Trail) had been reviewed by the Real Estate Committee and recommended to the Board for approval.

Upon motion duly made by Andrew Price, seconded, and approved by a vote of 5-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT APPROVED STEPHEN GOULD'S AND KAREN KNIGHT'S ARCHITECTURAL DESIGN PREPARED BY TUCKER JOHNSON ARCHITECTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT ON THE PARCEL IDENTIFIED AS LOT 2 (RANGE VIEW TRAIL), also known as 710 Range View Trail.

Conservation Easement

The unofficial and preliminary appraisal for the development value of the Custer Wash property has been received, based on which it is estimated that \$1 million of saleable tax credits, minus all transaction costs, could be realized.

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; information on waste/recycling; wildfire and bear alerts; notice of the August 2 *National Night Out*; and 2022 Board Meeting dates.

There being no further business to come before the Boards, the meetings of MVCC Metro District and Corporation were adjourned at 9:50 p.m.

Respectfully submitted,



Gail M. McGowan, Secretary

BOARD OF DIRECTORS

July 21, 2022

Page 5

EXHIBIT 1

Resolution to Amend 2021 Budget

**RESOLUTION TO AMEND 2021 BUDGET
MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT**

WHEREAS, the Board of Directors of the **MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT** appropriated funds for the fiscal year 2021 as follows:

General Fund	\$ 440,439
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and;

WHEREAS, the necessity has arisen for additional expenditures or appropriations requiring the expenditure of funds in excess of those appropriated for the fiscal year 2021; and

WHEREAS, the expenditures are a contingency which could not have been reasonably foreseen at the time of adoption of the budget; and

WHEREAS, the necessity has arisen for additional appropriations and expenditures of funds as reflected by satisfactory evidence presented to the Board of Directors at this meeting and set out in the amended budget attached hereto as **Exhibit A**; and

WHEREAS, funds are available for such expenditures from revenue funds available to the District; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget amendment was available for inspection by the public at a designated public office, a public hearing was held on July 21, 2022, and interested electors were given the opportunity to file or register any objections to said proposed budget amendment.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the **MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT** shall, and hereby does, amend the budget for the fiscal year 2021 as follows:

General Fund	\$497,702
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BE IT FURTHER RESOLVED, that such sums are hereby appropriated from the revenues of the District to the Funds referenced above for the purposes stated.

Adopted this 21st day of July, 2022.

MOUNT VERNON COUNTRY CLUB
METROPOLITAN DISTRICT

By: R. Thomas Weimer
R. Thomas Weimer, President

ATTEST:

Walter Crawford
Walter Crawford, Treasurer

EXHIBIT A

(Amended Budget for Fiscal Year 2021)

**MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT
GENERAL FUND
2021 BUDGET AMENDMENT**

	BUDGET AMOUNTS	
	ADOPTED	AMENDED
REVENUES		
Corral	\$ 21,450	\$ 21,450
Community rewards	500	500
Proprietary member fees	122,400	122,400
Interest	500	500
Other revenue	3,000	3,000
Property taxes	160,128	160,128
Rental income	37,000	37,000
Specific ownership taxes	11,000	11,000
Trash collections	26,928	26,928
Total revenues	382,906	382,906
EXPENDITURES		
General and administrative		
Administrative	2,400	4,600
Audit	34,000	37,000
County treasurer fees	2,402	2,405
Insurance	21,341	19,200
Legal	50,000	4,100
Management and accounting	50,000	93,600
Miscellaneous	1,000	50,050
Payroll	72,596	61,285
Debt service		
Principal	-	45,032
Interest	-	4,130
Emergency reserve 3%	11,487	-
Operations and maintenance		
Corral	21,450	7,200
District property repairs	10,000	1,150
Landscape and mowing	500	780
Roads and culvert maintenance	14,000	24,250
Snow plowing	3,000	-
Trash	24,000	25,550
Re-keying and tool replacement	7,500	9,180
Utilities	9,000	9,650
Capital outlay	66,000	85,740
Total expenses	400,676	484,902
EXCESS OF REVENUES OVER (UNDER)		
EXPENDITURES	(17,770)	(101,996)
OTHER FINANCING SOURCES (USES)		
District investor loan proceeds	-	35,000
Operating contribution	-	3,200
Proceeds from sale of assets	200,000	449,000
Transfer to Recreational Clubhouse Facility (10% Prop Taxes)	(16,013)	(12,800)
Transfer to Debt Service	(23,750)	-
Total other financing sources (uses)	160,237	474,400
NET CHANGE IN FUND BALANCE	142,467	372,404
BEGINNING FUND BALANCE	611,175	680,632
ENDING FUND BALANCE	\$ 753,642	\$ 1,053,036