

MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT  
MOUNT VERNON COUNTRY CLUB CORPORATION

BOARDS OF DIRECTORS REGULAR MEETINGS  
MARCH 18, 2021

The Boards of Directors of Mount Vernon Country Club Metropolitan District and MVCC Corporation held their monthly Regular Meetings by telephonic meeting on Thursday, March 18, 2021.

The meeting was called to order by president Tom Weimer at 7:00 p.m.

Record of Attendance: Board members Charlotte Abel, Walter Crawford, Andrew Price and John Stringer; Sue Blair and Marcos Pacheco of CRS; General Manager John Stebbins, and Secretary Gail McGowan participated via Zoom. Electronically present for all or part of the meeting were Proprietary Members Jon/Kim Hassinger, Pieter Hoekstra, Chris Keller/Kelly Hildreth, Pat Keller, Matt Kelley, Tyler Manikowski, Bill McFarlane, David Peck, Janet Perriman, Jeff/Kitty Richie, and Dick/Cheryl Shaw.

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 FEBRUARY 18, 2021 WERE APPROVED, AS WRITTEN.

**Financial Reports**

Mount Vernon Canyon Club: With relaxations in the COVID-19 restrictions, and with its Five-Star COVID-19 safety rating, Mount Vernon is now able to operate at Level Blue, allowing up to 120 guests in the Main Dining Room and Canyon Room, and 40 guests in the Lounge. Even with occupancy still somewhat restricted, a sense of some normalcy is being restored as evidenced by the return of Sunday Brunch and King Crab Night, and 203 member registrations for Easter dinner.

Membership sales, and bookings for weddings, business meetings, and other events are currently strong for 2021, with 110 weddings and an increasing number of small business meetings being scheduled.

Metro District: The March 12, 2021 Cash Position Summary, and February 28, 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.

BOARD OF DIRECTORS

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

Upon motion duly made by John Stringer, 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 \$151,191.23 FOR THE PERIOD FEBRUARY 10 TO MARCH 12, 2021; AND METRO DISTRICT CLAIMS OF \$31,275.05 FOR THE PERIOD FEBRUARY 24 TO MARCH 9, 2021.

COVID Funding

Some of the Metro District's original application for funding under the CARES Act is still authorized and pending, and new qualifying expenses could be reimbursed. New Federal law that would allow local governments to be reimbursed for revenue losses is being considered, with work being done to assure that Special Districts will receive some of this funding.

District Operations

Employee and Volunteer Liability Exposure

A summary memorandum to the Board regarding the Metro District's potential exposure as a result of using volunteers to manage District employees and to provide other services such as snowplowing, along with recommendations for ameliorating or minimizing such exposures, was presented by Sue Blair of CRS. A form of towing agreement and *Liability Waiver* were also presented for consideration.

Land Sales Update

Eight parcels have been sold since 2017, netting slightly less than the \$1.5 million cap set under the *Land Use Plan* approval. The cost of road improvements related to the sale of the Range View Trail parcel will be paid for out of the Real Estate Fund and will be completed by July 1, 2021. The Mariposa Vale lot is the remaining lot being actively marketed.

"Orphan" Lot Sales

Based on provisions of the *1980 Land Use Plan* and after review by, and recommendations of the Real Estate Committee, the Board approved six (6) requests for the purchase of small numbers of lots contiguous to existing properties. Consideration of two requests was deferred to the April Board meeting.

Water System Updates

Water-Tank Liner, Tower Hill:

Upon motion duly made by John Stringer, seconded, and approved by a vote of 5-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT APPROVED A CAPITAL EXPENDITURE OF \$36,900 FROM THE WATER FUND FOR THE PURCHASE AND INSTALLATION OF A *FLEXI-LINER* SYSTEM FOR THE POTABLE WATER TANK ON TOWER HILL, PLUS ASSOCIATED COSTS OF EMPTYING THE TANK, WATER-TANK STABILIZATION, ETC.

Variable Frequency Devices:

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 A CAPITAL EXPENDITURE OF \$9,372 FROM THE WATER FUND FOR THE PURCHASE AND INSTALLATION OF VARIABLE FREQUENCY DEVICES ON THE TREATED-WATER PUMPS AT THE BEAR CREEK STATION.

Wastewater Treatment Permit:

A notification that the District's wastewater treatment permit had been cancelled has been received. State regulations have changed and the District's current permit does not reflect an increased need for effluent monitoring; some flow problems were also detected and will need correction. The cost will depend on the approach that the State approves, with the possibility of grants or low-interest loans being available through the State Revolving Fund.

ORC Professional Services Agreement:

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 ENTERING INTO THE *PROFESSIONAL SERVICES AGREEMENT* WITH ORC WATER PROFESSIONALS FOR WATER TREATMENT AND DISTRIBUTION, AND WASTEWATER TREATMENT AND COLLECTION, AS DETERMINED AND MANDATED BY THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT FOR THE PERIOD JANUARY 1, 2021 TO DECEMBER 31, 2024. THE AGREEMENT, AS PRESENTED, WILL BE AMENDED BY ADDING LANGUAGE REQUIRING AN ANNUAL APPROPRIATION OF FUNDS.

Fire Grant/Mitigation

Mitigation efforts have been interrupted by recent weather conditions, including the removal of cut materials on Mistletoe and Mariposa Vale. Operations should resume by late April. Consideration will be given to protecting "heritage trees" in the mitigation areas.

Trash/Recycling Contract

Trash and recycling services and costs are being evaluated as the current contract comes up for renewal at the end of 2021.

Clubhouse/Rowell Gate

A gate of a type that can be opened will be installed between the Clubhouse and the Rowell property. Until such time as the new owners of the Rowell property are able to design and construct better access and egress to that house, permission for temporary access over Club property will be granted by the District.

**General Services**

A staffing change will leave the Metro District-owned house on Centennial Trail vacant at the end of the month. The property will be evaluated as to how it will be best used, and what repairs and renovations will be necessary.

Two G.S. employees and five volunteers were recognized for their work in clearing the roads during and after the “historic” snowfall of March 14-15.

The gate on the Mistletoe hairpin turn will be reinstalled and appropriate signage added to discourage trespassing.

**Home Renovations/Remodeling/Construction**

Based on reviews by, and recommendations for approval from the Real Estate Committee,

Upon motion duly made by Andrew Price, seconded, and approved by a vote of 5/0, THE BOARD OF DIRECTORS OF THE MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT APPROVED THE REQUESTS OF:

1) TERRY AND LAN BONZER TO REMODEL THE KITCHEN AND DINING ROOM OF THEIR HOUSE AT 438 PINE SONG TRAIL, CONSTRUCTION TO BE DONE IN CONFORMITY WITH THEIR LETTER DATED FEBRUARY 14, 2021 AND SITE PLANS AND DRAWINGS DATED MAY 21, 2020 SUBMITTED WITH THEIR REQUEST AND SUBJECT TO OBTAINING ALL APPLICABLE BUILDING, ELECTRICAL, OR OTHER REQUIRED PERMITS FROM LOCAL GOVERNMENTAL AGENCIES.

2) TYLER MANIKOWSKI AND HALEY PECK TO BUILD NEW EXTERIOR DECKING AT THEIR HOUSE AT 26294 CENTENNIAL TRAIL, THE CONSTRUCTION TO BE DONE IN CONFORMITY WITH THE LOCATION ON THE UNDATED COLORADO ENGINEERING & SURVEYING, INC. SITE PLAN, DECK DESIGNS BY *DECKS.COM* , AND SUBJECT TO OBTAINING ALL APPLICABLE BUILDING, ENGINEERING, ELECTRICAL, OR OTHER REQUIRED PERMITS FROM LOCAL GOVERNMENTAL AGENCIES.

3) TODD TOMPKINS TO BUILD A GARAGE/SHED AT HIS HOUSE AT 428 PINE SONG TRAIL, THE CONSTRUCTION TO BE DONE IN CONFORMITY WITH THE SHED LOCATION INDICATED ON THE FEBRUARY 3, 2020 IMPROVEMENT SITE PLAN, SUBMISSION OF ALL DOCUMENTATION REQUESTED BY THE REAL ESTATE COMMITTEE, AND SUBJECT TO OBTAINING ALL APPLICABLE BUILDING, ELECTRICAL, OR OTHER REQUIRED PERMITS FROM LOCAL GOVERNMENTAL AGENCIES.

**April Board Meeting**

The next regular meeting of the District and Corporation Boards is scheduled for Thursday, April 15, 2021 at 7:00 p.m.

**Board Letter**

A Board Letter will be prepared and will include financial and membership updates; land sales update; use of Mount Vernon roads/trails; trash/recycle information; and 2021 Board meeting dates.

**Regular Meeting Recessed**

The Regular Meeting of the Board of Directors of Mount Vernon Country Club Metropolitan District was recessed to Executive Session at 9:45 p.m.

Executive Session

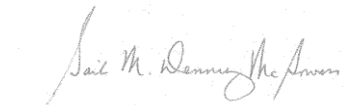
By motion duly made by John Stringer, seconded and unanimously affirmed by the Board Members present at the regular meeting of the Board of Directors of Mount Vernon Country Club Metropolitan District on MARCH 18, 2021, AN EXECUTIVE SESSION IS CALLED PURSUANT TO §24-6-402(4)(a), C.R.S. FOR THE PURPOSE OF DISCUSSING TERMS OF A LISTING CONTRACT WITH A REAL ESTATE BROKER FOR THE SALE, LEASE OR OTHER TRANSFER OF THE DISTRICT'S INTEREST IN THE CLUBHOUSE/RECREATION FACILITIES.

**Regular Meeting Reconvened**

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

There being no further business to come before the Board, the meeting was adjourned at 10:25 p.m.

Respectfully submitted,



Gail M. McGowan, Secretary