

MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT  
MOUNT VERNON COUNTRY CLUB CORPORATION

BOARDS OF DIRECTORS REGULAR MEETINGS  
JANUARY 20, 2022

The Boards of Directors of Mount Vernon Country Club Metropolitan District and MVCC Corporation held their monthly Regular Meetings by telephonic meetings on Thursday, January 20, 2022.

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; General Manager John Stebbins; Secretary Gail McGowan; and Sue Blair and Marcos Pacheco of CRS were in attendance. Proprietary Members Tracie Cordeiro, George/Nancy Crego, Rebecca Daprato, Kelly Hildreth/Chris Keller, Pieter Hoekstra, Page Lambert, Bill McFarlane, Phil/Joyce Nelson, David Peck, and Dick/Cheryl Shaw were in attendance for all or part of the meeting.

MVCC Metro District Business

Approval of Minutes

Upon motion duly made by John Stringer, seconded, and approved by a vote of 3-0 (Walter Crawford absent from the December 9 meeting; Andrew Price late to this meeting), THE MINUTES OF THE MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT and CORPORATION BOARDS OF DIRECTORS' REGULAR MEETINGS OF DECEMBER 9, 2021 WERE APPROVED, AS WRITTEN.

Financial Reports

Mount Vernon Canyon Club:

The General Manager reported that the Canyon Club had been notified that it has received national recognition for the seventh consecutive year with The Knot's and Wedding Wire's "Couple's Choice" awards.

The General Manager reviewed reports of variances to Budget for Club operations, Dues Added/Lost, membership Initiation Fees and dues, and the PACE Report.

Metro District: The January 14, 2022 Cash Position Summary, and unaudited December 31, 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.

Metro District 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 \$168,264.04 FOR THE PERIOD DECEMBER 8, 2021 to JANUARY 14, 2022; AND METRO DISTRICT CLAIMS OF \$70,785.62 FOR THE PERIOD DECEMBER 14, 2021 to JANUARY 11, 2022.

### **2022 Budget**

The *Certified Record of Proceedings Relating to MVCCMD and the Budget Hearing for Fiscal Year 2022* was docu-signed and will be filed with DOLA by January 30, 2022.

**Pickleball Courts:** The Board considered the General Manager's request to build four pickleball courts in the area to the north of the existing clay tennis courts. Citing the Metropolitan District's requirement to obtain three bids for the project,

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 GAVE CONDITIONAL APPROVAL TO [PENDING THE PUBLISHING OF A REQUEST FOR PROPOSAL ("RFP") AND RECEIPT OF TWO ADDITIONAL BIDS], AND APPROPRIATED FUNDS NOT TO EXCEED \$135,000 FOR THE CONSTRUCTION OF FOUR PICKLEBALL COURTS.

### **Annual Administrative Resolution**

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 AND ADOPTED THE *MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT ANNUAL ADMINISTRATIVE RESOLUTION (2022)*, A COPY OF WHICH IS ATTACHED HERETO AND MADE PART OF THESE MINUTES.

### **District Operations**

2022 Election: The *Call for Nominations* to fill three Board vacancies will be published and posted on the Metro District website. Information on the election and the *Self-Nomination and Acceptance* form will also be included in the January Board Letter.

### **Metro District and Community Security/Safety**

Community security and safety were discussed, noting that individual households, the Board, CRS, and General Services have been actively engaged in efforts to research and implement suggestions to better protect the community and Metro District against events such as recent burglaries. The Board will establish an *ad hoc* committee to work with the community and Jeffco Crime Prevention regarding best practices and actions to be taken to assure safety.

**Request to Vacate Portion of Range View Trail**

The owners of Lot 2 Range View Trail had requested to have a section of Range View Trail vacated to accommodate setback requirements for their home construction. At its December meeting, the Board denied the request based on a preliminary report that the extension of Range View Trail was required as one of two access roads into the Custer Wash property. The appraiser for the Custer property later identified two other road accesses and

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 RESCINDED ITS PREVIOUS DENIAL AND VOTED TO AUTHORIZE THE VACATING OF THE LOWER PORTION OF RANGE VIEW TRAIL ADJACENT TO LOT 2 IN ORDER TO ACCOMMODATE SETBACK REQUIREMENTS FOR NEW HOME CONSTRUCTION.

**February 17, 2022 Board Meeting**

The next regular meeting of the District and Corporation Boards is scheduled for Thursday, February 17, 2022 at 7:00 p.m. as a telephonic Zoom meeting.

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

**Mount Vernon Country Club Corporation**

**Special Meeting, December 7, 2022 - Notes**

Upon motion duly made by Walter Crawford, seconded, and approved by a vote of 5-0, NOTES OF THE DECEMBER 7, 2021 MOUNT VERNON COUNTRY CLUB SPECIAL MEETING OF PROPRIETARY MEMBERS HELD TO PRESENT INFORMATION AND SOLICIT COMMUNITY DISCUSSION ON A REQUEST TO THE BOARD FROM THE *ad hoc* CONSERVATION EASEMENT COMMITTEE TO AUTHORIZE THE TRANSFER OF OWNERSHIP OF A 160-ACRE PARCEL OF LAND KNOWN AS THE CUSTER WASH SOUTH FROM THE MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT TO THE MOUNT VERNON COUNTRY CLUB CORPORATION WERE ACCEPTED FOR RECORD, AS WRITTEN.

**Conservation Easement**

The MVCC Metropolitan District has transferred the Custer Wash property to Mount Vernon Country Club Corporation. Based on a review of information provided by James Wood, Chair of the *ad hoc* Conservation Easement Committee,

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 CORPORATION AUTHORIZED JAMES WOOD TO PURCHASE LIABILITY INSURANCE ON THE CUSTER WASH PROPERTY FROM TCW RISK MANAGEMENT (SCOTTSDALE) and THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT AUTHORIZED THE TRANSFER OF \$5,711.35 FROM THE METRO DISTRICT TO THE CORPORATION AS PROVIDED UNDER THE TERMS OF THE LEDGER BALANCE PROMISSORY

NOTE DATED NOVEMBER 5, 2021 FOR THE PAYMENT OF THE FIRST YEAR'S POLICY PREMIUM.

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 the introduction of a new Proprietary Member; financial and membership updates; May 3, 2022 election information; reminders about certain Bylaws/Policies; security and safety; 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 9:17 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail M. McGowan". The signature is written in dark ink and is positioned above the printed name of the signatory.

Gail M. McGowan, Secretary

**MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT  
ANNUAL ADMINISTRATIVE RESOLUTION  
(2022)**

**CERTIFIED COPY OF RESOLUTION**

STATE OF COLORADO            )  
                                          ) *ss.*  
COUNTY OF JEFFERSON        )

At the regular meeting of the Board of Directors of Mount Vernon Country Club Metropolitan District, Jefferson County, Colorado, held at 7:00 p.m. on Thursday, January 20, 2022. Given current events and current advice and directives from local, state, and federal jurisdictions related to COVID-19, Board members, consultants and members of the public participated by videoconference or teleconference.

Present were the following members of the Board:

R. Thomas Weimer  
John Stringer  
Andrew Price  
Charlotte Abel  
Walter Crawford

Also present were:

Sue Blair and Marcos Pacheco  
Community Resource Services of Colorado, LLC  
John Stebbins, General Manager

When the following proceedings, were had and done, to wit:

It was moved by Director Andrew Price to adopt the following Resolution:

**RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT  
CONCERNING ANNUAL ADMINISTRATIVE MATTERS (2022)**

WHEREAS, Mount Vernon Country Club Metropolitan District (the "District") was organized as a special district pursuant to an Order of the District Court in and for the County of Jefferson, Colorado (the "County"); and

WHEREAS, the Board of Directors of the District (the "Board") has a duty to perform certain obligations on a recurring basis in order to assure the efficient operation of the District; and

WHEREAS, § 32-1-306, C.R.S., requires the District to file a current, accurate map of its boundaries with the Division of Local Government (the "Division"), the County Assessor and County Clerk and Recorder on or before January 1 of each year; and

WHEREAS, § 32-1-104(2), C.R.S., requires that the District, on or before January 15, file a copy of the notice required pursuant to § 32-1-809(1), C.R.S., with the County Board of County Commissioners (the "Board of County Commissioners"), the County Assessor, the County Treasurer, the County Clerk and Recorder, the governing body of the municipality in which the District is located, if applicable, and the Division, post the notice as required and make a copy of the notice available for public inspection at the District's business office; and

WHEREAS, in accordance with § 32-1-809(1), C.R.S., not more than sixty (60) days prior to and not later than January 15 of each year, the District shall provide notice to the District's eligible electors in the manner set forth in § 32-1-809(2), C.R.S.; and

WHEREAS, pursuant to § 32-1-104.8(1), C.R.S., the District is required to record a public disclosure document and map of the boundaries of the District with the County Clerk and Recorder, such public disclosure document shall contain certain information pertaining to the District as further described in § 32-1-104.8(1), C.R.S., and, pursuant to § 32-1-104.8(2), C.R.S., such public disclosure document and map shall be recorded with the County Clerk and Recorder and such public disclosure document(s) and map(s) shall be recorded with the County Clerk and Recorder at the same time of any decree or order confirming the inclusion of any real property into the boundaries of the District is recorded pursuant to § 32-1-105, C.R.S.; and

WHEREAS, the Local Government Budget Law of Colorado, §§ 29-1-101 to 29-1-115, C.R.S., requires the Board to hold a public hearing on proposed budgets and amendments thereto, to adopt budgets and to file copies of the budgets and amendments thereto with the Division; and

WHEREAS, § 39-5-128, C.R.S., requires the District to certify its mill levy with the Board of County Commissioners on or before December 15; and

WHEREAS, in accordance with the Public Securities Information Reporting Act, §§11-58-101, *et seq.*, C.R.S., issuers of non-rated public securities must file an annual report with the Department of Local Affairs within sixty (60) days of the close of the fiscal year; and

WHEREAS, in accordance with §§ 29-1-603 and 29-1-606, C.R.S., an annual audit of the financial statements for each fiscal year shall be prepared and submitted to the Board before June 30 and filed with the State Auditor by July 31; and

WHEREAS, pursuant to § 29-1-604(1), C.R.S., any local government where neither revenues nor expenditures exceed One Hundred Thousand Dollars (\$100,000) in any fiscal year commencing on or after January 1, 1998, may, with the approval of the State Auditor, be exempt from the provisions of the Colorado Local Government Audit Law, §§ 29-1-601, *et seq.*, C.R.S.; and

WHEREAS, pursuant to § 29-1-604(2)(b), C.R.S., any local government where revenues or expenditures for any fiscal year commencing on or after January 1, 2015, are least One Hundred Thousand Dollars (\$100,000) but not more than Seven Hundred and Fifty Thousand Dollars (\$750,000), may, with the approval of the State Auditor, be exempt from the provisions of the Colorado Local Government Audit Law, §§ 29-1-601, *et seq.*, C.R.S.; and

WHEREAS, pursuant to § 29-1-606(7), C.R.S., if the District has authorized but unissued general obligation debt as of the end of the fiscal year, the District shall submit its audit report or a copy of its application for exemption from audit to the board of county commissioners or the governing body of the municipality that adopted a resolution of approval of the special district pursuant to § 32-1-204.5 or 32-1-204.7, C.R.S.; and

WHEREAS, the Unclaimed Property Act, §§ 38-13-101, *et seq.*, C.R.S., requires that political subdivisions, if applicable, file an annual report listing unclaimed property with the State Treasurer; and

WHEREAS, §§ 32-1-101, *et seq.*, C.R.S., requires the District to publish certain legal notices in a newspaper of general circulation in the District; and

WHEREAS, the Directors may receive compensation for their services subject to the limitations imposed by §§ 32-1-902(3)(a)(I) & (II), C.R.S.; and

WHEREAS, pursuant to § 32-1-902(1), C.R.S., the Board shall elect officers of the District; and

WHEREAS, the Directors are governed by § 32-1-902(3)(b), C.R.S., which requires a Director to disqualify himself or herself from voting on an issue in which s/he has a conflict of interest, unless the Director has properly disclosed such conflict in compliance with law and files said conflict disclosure statements at least seventy-two (72) hours prior to any regular or special meeting of the District; and

WHEREAS, § 24-6-402(2)(c), C.R.S., specifies the duty of the Board to designate a posting place for notices of meetings (which posting place may be website, social media account, or other official online presence of the District), and requires that notice of such meetings be posted at least twenty-four (24) hours prior to said meeting; and

WHEREAS, § 32-1-903, C.R.S., requires that the Board shall meet regularly at a time and in a place to be designated by the Board and requires that notice of such meetings be posted in accordance with § 24-6-402(2); and

WHEREAS, elections may be held pursuant to the Colorado Local Government Election Code, §§ 1-13.5-101, *et seq.*, C.R.S., Special District Act, §§ 32-1-101, *et seq.*, C.R.S., for the purpose of: (1) electing members of the Board; (2) presenting certain ballot issues to the eligible electors of the District as required by Article X Section 20 of the Colorado Constitution; and (3) presenting certain ballot issues and questions to the eligible electors of the District; and

WHEREAS, § 1-5-102, C.R.S., specifies that the Board shall designate polling places for nonpartisan elections, other than coordinated elections, no later than twenty-five (25) days prior to an election, and, in accordance with § 1-5-102.5, C.R.S., no later than ninety (90) days prior to a coordinated election, the county clerk and recorder, in consultation with the other designated election officials of each political subdivision, shall assure one polling place be designated; and

WHEREAS, § 1-11-103(3) and § 32-1-1101.5, C.R.S., require the District to notify the Division of the results of any elections held by the District within thirty (30) days after the election and to certify results of any election to incur general obligation indebtedness via certified mail to the Board of County Commissioners of each county in which the District is located or to the governing body of the municipality within forty-five (45) days after the election; and

WHEREAS, §§ 32-1-1604, C.R.S., requires the Board to record a notice of authorization of or notice to incur general obligation debt with the County Clerk and Recorder within thirty (30) days of authorizing or incurring said indebtedness; and

WHEREAS, in accordance with §§ 32-1-1101.5(1.5) and (2), C.R.S., the Board of County Commissioners or the governing body of the municipality may require the District to file an application for quinquennial finding of reasonable diligence; and

WHEREAS, pursuant to § 32-1-207(3)(c), C.R.S., the District, if requested, may be required to file an annual report with the Board of County Commissioners or the governing body of the municipality in which the District is located, the Division, the State Auditor, the County Clerk and Recorder and any interested parties entitled to notice pursuant to § 32-1-204(1), C.R.S.; and

WHEREAS, in accordance with the Colorado Governmental Immunity Act, §§ 24-10-101, *et seq.*, C.R.S., the Board is given authority to obtain insurance; and



WHEREAS, in accordance with the Workers' Compensation Act of Colorado, §§ 8-40-101 – 8-47-101, *et seq.*, C.R.S., the District is required to carry workers' compensation coverage for its employees, but the Board members may opt out of such coverage by the methods prescribed in the Workers' Compensation Act of Colorado; and

WHEREAS, pursuant to § 24-72-201, all public records of the District are open for inspection by any person requesting same, and the District Board desires to establish a policy regarding charges for supplying public records; and

WHEREAS, from time to time, authorization is needed for emergency repairs or unanticipated services occurring or needed outside of regularly scheduled Board meetings, and the District Board desires to establish a policy regarding interim expenditure authorization.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT AS FOLLOWS:

1. The Board directs legal counsel and the District's manager to keep accurate maps on file with the Division of Local Government, County Assessor and County Clerk and Recorder and shall submit any changes to the maps on or before January 1. If there have been boundary changes, the Board directs the District's engineer to prepare an accurate map as specified by the Division of Local Government.
2. The Board directs the District's manager to file a copy of the notice otherwise required by § 32-1-809(1), C.R.S., with the Board of County Commissioners, the County Assessor, the County Treasurer, the County Clerk and Recorder, the governing body of the municipality in which the District is located, if applicable, and the Division on or before January 15. The Board hereby names the District's manager, as the contact person for the District. The contact person is authorized, under § 24-10-109(3)(b), C.R.S., to accept notices of claims against the District, and, if any such claim is received must promptly notify the President of the Board and the attorney for the District of such receipt.
3. In accordance with § 32-1-809(1), C.R.S., the Board hereby directs the District's manager, not more than sixty (60) days prior to and not later than January 15 of each year, to provide notice to the District's eligible electors in the manner set forth in § 32-1-809(2), C.R.S.
4. Pursuant to § 32-1-104.8(1), C.R.S., the Board hereby directs the District's legal counsel to prepare and record any amended public disclosure document(s) and map(s) with the County Clerk and Recorder pursuant to § 32-1-105, C.R.S., should any property be included into the boundaries of the District.
5. The Board directs the District's manager to submit a proposed budget to the Board by October 15, to prepare a final budget, including any amendments thereto, if necessary, and directs the District's manager to schedule a public

hearing on the proposed budget, to prepare all budget resolutions and to file the certified copy of the adopted budget with budget message, and all resolutions adopting the budget, appropriating moneys and fixing the rate of any mill levy with the Division on or before January 30.

6. The Board directs the District's manager to certify the mill levy with the Board of County Commissioners on or before December 15.
7. The Board directs the District's manager to prepare and file with the Department of Local Affairs the annual public securities report for nonrated public securities issued by the District within sixty (60) days of the close of the fiscal year.
8. The Board directs the District's auditor to prepare an audit of the financial statements and submit such draft audit to the Board before June 30; further, the Board directs that the auditor file the final audit with the State Auditor by July 31. In the event that the timetable will not be met, the District's auditor and District's accountant are directed to request extensions of time to file the audit as needed. If the District is eligible for an audit exemption under applicable law, then the Board directs that the District's accountant apply for and obtain an audit exemption from the State Auditor on or before March 31.
9. The Board directs the District's accountant and auditor, if the District has authorized but unissued general obligation debt as of the end of the fiscal year, as follows: (1) if the District is eligible for an audit exemption pursuant to §§ 29-1-604(1) or (2), C.R.S., then, pursuant to § 29-1-606(7), C.R.S., the District's accountant shall submit a copy of the District's application for exemption to the Board of County Commissioners or the governing body of the municipality, and (2) if the District is required to submit an annual audit pursuant to §§ 29-1-601, *et seq.*, C.R.S., then, pursuant to § 29-1-606(7), C.R.S., the District's auditor shall submit its audit report to the Board of County Commissioners or the governing body of the municipality.
10. The Board directs the District's manager to prepare the Unclaimed Property Act report and submit the same to the State Treasurer.
11. The Board designates the Golden Transcript as a newspaper of general circulation within the boundaries of the District, or in the vicinity of the District if none is circulated within the District, and directs that all legal notices shall be published in accordance with applicable statutes in the Golden Transcript.
12. Pursuant to § 32-1-901, C.R.S., the District determines that each present and future member of the Board shall have in the District files, with annual confirmation thereof by the District's custodian of public records, a complete and executed Certificate of Appointment (if such Board member is appointed), current Oath of Office and applicable Surety Bond, and that copies of each be submitted

to the Division of Local Government and the District Court as necessary and as may be requested.

13. The Board of Directors of the District determines that each director shall not receive compensation for services as directors, at the maximum rate allowed by law, in accordance with 32-1-902(3)(a)(I) & (II), C.R.S. The Board recognizes that the Internal Revenue Service has determined that directors of special districts are considered employees of the district and as such will pay federal employment taxes on the compensation if it is determined at a future date that the Directors will be compensated. The Board, therefore, directs the District's accountant to withhold federal employment taxes from the amount that the directors receive in compensation (if applicable) and to furnish each director with an annual IRS W-2 form.
14. The Board designates the following location as the District's physical posting place for notices of meetings, in addition to any website, social media account, or other official online presence of the District approved by the Board, pursuant to § 24-6-402(2)(c), C.R.S.:

Mount Vernon Country Club, 24933 Clubhouse Cir, Golden, CO 80401

Also, meeting notices are posted on the District Manager's website:

<https://mvccmd.colorado.gov/>

15. The Board determines to hold regular meetings on the third Thursday of each month at 7:00 p.m. at The Mount Vernon Country Club, 24933 Clubhouse Cir, Golden, Colorado in conformance with § 32-1-903(1), C.R.S. However, due to the pandemic, meetings are currently being held by videoconference. The District's manager shall revise the notices when the Board intends to make a final determination to issue or refund general obligation indebtedness, to consolidate the District, to dissolve the District, to file a plan for adjustment of debt under federal bankruptcy law, or to enter into a private contract with a director, or not to make a scheduled bond payment.
16. Sue Blair of Community Resource Services of Colorado, LLC, is hereby appointed as the "Designated Election Official" of the Board for any elections to be held during 2021 and any subsequent year. The Board hereby grants all powers and authority for the proper conduct of the election to the Designated Election Official, including, but not limited to, appointing election judges, appointing a canvass board and cancellation, if applicable, of the election.
17. Independent Mail Ballot Elections. The Board deems it expedient for the convenience of the electors that all regular and special elections of the District shall be conducted as an independent mail ballot election in accordance with

Section 1-13.5-1101, C.R.S., unless a polling place election is deemed necessary and expressed in a separate election resolution.

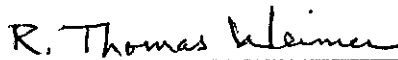
18. In accordance with § 1-11-103(3) and § 32-1-1101.5, C.R.S., the District directs the Designated Election Official to notify the Division of the results of any elections held by the District within thirty (30) days after the election and to certify results of any election to incur general obligation indebtedness to the Board of County Commissioners or the governing body of the municipality within forty-five (45) days after the election.
19. In accordance with § 32-1-1604, C.R.S., the Board directs legal counsel to record a notice of authorization of or notice to incur general obligation debt with the County Clerk and Recorder within thirty (30) days of authorizing or incurring any indebtedness.
20. The Board directs the District's manager to prepare and file with the governing body of the municipality in which the District is located, if requested, the quinquennial finding of reasonable diligence in accordance with §§ 32-1-1101.5(1.5) and (2), C.R.S.
21. The Board directs the District's manager to prepare and file, if requested, the special district annual report.
22. The Board directs the District's Manager and Accountant to provide continuing disclosure service if and as applicable to the bonds and other financial obligations of the District.
23. Pursuant to the provisions of the Colorado Public Deposit Protection Act, §11-10.5-101, *et seq.*, C.R.S., the Board appoints the District Treasurer as the official custodian of public deposits.
24. The Board directs the District's manager to obtain proposals for insurance to insure the District against all or any part of the District's liability for injury; to insure the Directors acting within the scope of employment by the Board against all or any part of such liability for an injury; to insure against the expense of defending a claim for injury against the District or its Board. The Board will annually review all insurance policies in effect.
25. In accordance with §8-40-202(1)(a)(I)(B), C.R.S., the Board hereby accepts workers' compensation coverage for individual Board.
26. In accordance with Section 32-1-809, C.R.S., the Board directs the District's manager to post the required notice on the Colorado Special District Association's website, which posting is at no cost to the District since the District is a member of the Association.

27. In accordance with Section 24-72-205(6)(a), the District may charge a fee not to exceed twenty-five cents per standard page for a copy of a public record or a fee not to exceed the actual cost of providing a copy, printout, or photograph of a public record in a format other than a standard page. In addition, following one hour of free time, the District may charge a reasonable fee of \$30 per hour for research and retrieval of the requested documents.
28. The Board hereby directs the District's President or President's Designee to authorize emergency repairs or unanticipated services in an amount not to exceed \$2,500 without Board consent. Such authorization will be ratified by the Board at the next scheduled Board meeting.

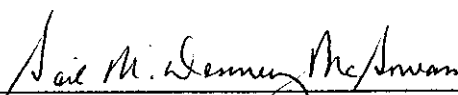
Whereupon, the motion was seconded by Director John Stringer and upon vote, unanimously carried.

ADOPTED AND APPROVED this 20<sup>th</sup> day of January, 2022.

MOUNT VERNON COUNTRY CLUB  
METROPOLITAN DISTRICT

  
\_\_\_\_\_  
R. Thomas Weimer, President

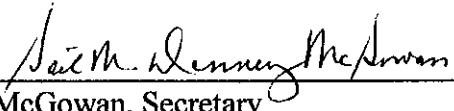
ATTEST:

  
\_\_\_\_\_  
Gail McGowan, Secretary

**CERTIFICATION**

I, Gail McGowan, Secretary of the Board of Directors of Mount Vernon Country Club Metropolitan District, do hereby certify that the annexed and foregoing resolution is a true copy from the records of the proceedings of the Board of said District on file with Community Resource Services of Colorado, LLC, manager to the District.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the District this 20<sup>th</sup> day of January 2022.

  
\_\_\_\_\_  
Gail McGowan, Secretary

*MOUNT VERNON*  
C O U N T R Y C L U B  
*METROPOLITAN DISTRICT*

**MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT  
NOTICE OF REGULAR MEETINGS FOR 2022**

PUBLIC NOTICE is hereby given that the regular meetings of the Board of Directors of the Mount Vernon Country Club Metropolitan District, Jefferson County, Colorado, will be held at 24933 Clubhouse Circle, Golden, Colorado, and/or by video conferencing on Thursdays

January 20, February 17, March 17, April 21, May 19, June 16, July 21,  
August 18, September 15, October 20, November 17, and December 8,

at 7:00 p.m., at which meetings the Board will take up regular business of the District and any other matters as may come before the Board.

These meetings are open to the public.

MOUNT VERNON COUNTRY CLUB  
METROPOLITAN DISTRICT

By: *Sail M. Danner McPurson*  
Secretary

I hereby certify that a copy of the foregoing Notice of Regular Meetings was, by me personally, posted in three locations within the District's boundaries.

*Sail M. Danner McPurson*

**BUDGET RESOLUTION**

**(2022)**

**CERTIFIED COPY OF RESOLUTION**

STATE OF COLORADO )  
 ) ss.  
COUNTY OF JEFFERSON COUNTY )

The Board of Directors of Mount Vernon Country Club Metropolitan District held their monthly Regular Meeting 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.

The District Accountant reported that, prior to the meeting, each of the directors of the date, time and place of this meeting and the purpose for which it was called. The District’s Accountant further reported that this is a regular meeting of the Board of Directors of the District and that a notice of the meeting was posted in accordance with statute and remains posted to the date of this meeting.

The public hearing on the proposed 2022 budget was opened and public comment was received. The public hearing was then closed.

At the regular meeting held on December 9, 2022 at the Mount Vernon Country Club, 24933 Clubhouse Circle, Golden, Colorado, the following Resolution was adopted by the Board:

Thereupon, Director Abel introduced and moved the adoption of the following Resolution:



## RESOLUTION

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR TO HELP DEFRAY THE COSTS OF THE GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT, JEFFERSON COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2022 AND ENDING ON THE LAST DAY OF DECEMBER, 2022.

WHEREAS, the Board of Directors (the "Board") of the Mount Vernon Country Club Metropolitan District, (the "District") has authorized its consultants, treasurer and legal counsel to prepare and submit a proposed budget to said governing body no later than October 15, 2021; and

WHEREAS, the proposed 2022 budget has been submitted to the Board for its consideration; and

WHEREAS, upon due and proper notice, posted in accordance with Colorado law and published on November 11, 2021 in the Golden Transcript, said proposed budget was open for inspection by the public at a designated place, a public hearing was held at 7:30 PM on Thursday, November 18, 2021, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget being adopted by the Board has been prepared based on the best information available to the Board regarding the effects of Article X, Section 20 of the Colorado Constitution; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT, JEFFERSON COUNTY, COLORADO, AS FOLLOWS:

Section 1. Summary of 2022 Revenues and 2022 Expenditures. That the estimated revenues and expenditures for each fund for fiscal year 2022, as more specifically set forth in the budget attached hereto, are accepted and approved.

Section 2. Adoption of Budget. That the budget as submitted, or as amended, and attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2022.

Section 3. 2022 Levy of General Property Taxes. That the foregoing budget indicates that the amount of money from property tax revenue necessary to balance the budget for the General Fund for operating expenses is \$186,874, and that the 2021 valuation for assessment, as certified by the Jefferson County Assessor is \$5,339,244. That for the purposes of meeting all general operating expenses of the District during the 2022 budget year, there is hereby levied a tax of 35.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District during the year 2021.

Section 4. 2022 Levy of Debt Retirement Expenses. That the foregoing budget indicates that the amount of money from property tax revenue necessary to balance the budget for the Debt Service Fund for debt retirement expense is \$95,039 and that the 2022 valuation for assessment, as certified by the Jefferson County Assessor, is \$5,339,244. That for the purposes of meeting all debt retirement expenses of the District during the 2022 budget year, there is hereby levied a tax of 17.800 mills upon each dollar of the total valuation of assessment of all taxable property within the District during the year 2021.

Section 5. Certification to Board of County Commissioners. That the attorney, accountant or manager for the District is hereby authorized and directed to certify to the Jefferson County Board of County Commissioners, no later than December 15, 2021, the mill levies for the District hereinabove determined and set. That said certification shall be substantially in the same form as attached hereto and incorporated herein by this reference.

Section 6. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

Section 7. Budget Certification. That the budget shall be certified by the Secretary/Treasurer of the District, and made a part of the public records of the District.

The foregoing Resolution was seconded by Director Crawford.

RESOLUTION APPROVED AND ADOPTED ON DECEMBER 9, 2021.

**MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT**

*R. Thomas Kleimer*

By:

\_\_\_\_\_  
President

ATTEST:

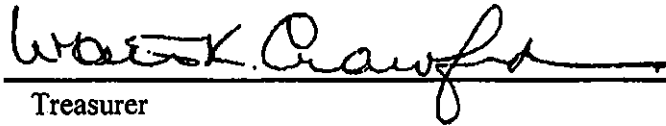
*Sait M. Deeney McAnwan*

\_\_\_\_\_  
Secretary/Treasurer

STATE OF COLORADO  
COUNTY OF JEFFERSON  
MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT

I, Walter Crawford, hereby certify that I am a director and the duly elected and qualified Treasurer of Mount Vernon County Club Metropolitan District (the "District"), and that the foregoing constitutes a true and correct copy of the record of proceedings of the Board of Directors of said District adopted at a meeting of the Board of Directors of the District held at 7:00 PM on Thursday, December 9, 2021, held via Zoom due to the Covid-19 pandemic, as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2022; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown.

Subscribed and sworn to this 9th day of December, 2021.

  
Treasurer

**EXHIBIT A**  
**2022 BUDGET DOCUMENT & BUDGET MESSAGE FOR**  
**MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT**

**MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT  
GENERAL FUND**

**2022 ADOPTED BUDGET**

**WITH 2020 ACTUAL AND 2021 ESTIMATED AMOUNTS**

**For the Years Ended and Ending December 31,**

	2020 Actual	2021 Estimated	2022 Adopted
<b>REVENUES</b>			
Corral	\$ 18,008	\$ 16,480	\$ 21,450
Community rewards	378	265	500
Proprietary member fees	121,050	123,000	123,600
Interest	423	800	500
Other revenue	21,107	9,430	4,500
Property taxes	157,517	160,020	186,874
Rental income	-	51,750	50,300
Specific ownership taxes	11,919	19,530	15,000
Trash collections	26,770	26,880	27,192
<b>Total revenues</b>	<b>357,172</b>	<b>408,155</b>	<b>429,916</b>
<b>EXPENDITURES</b>			
<b>General and administrative</b>			
Administrative	5,556	4,400	2,400
Audit	33,886	36,900	36,200
County treasurer fees	2,393	2,400	2,803
Election	1,085	-	6,000
Insurance	31,366	19,200	20,640
Legal	38,629	4,100	10,000
Management and accounting	53,760	93,600	70,000
Miscellaneous	2,731	5,450	2,000
Payroll	80,766	57,000	149,334
Emergency reserve 3%	-	-	12,900
<b>Total general and administrative</b>	<b>250,172</b>	<b>223,050</b>	<b>312,277</b>
<b>Operations and maintenance</b>			
Corral	10,729	7,200	21,450
District property repairs	5,305	11,500	2,515
Landscape and mowing	293	800	500
Road, ditch and culvert maintenance	13,401	18,000	45,000
Snow plowing	5,245	-	-
Trash	23,677	25,550	25,500
Re-keying and tool replacement	4,300	-	-
Tool replacement	-	7,750	7,500
Utilities	10,118	8,000	9,000
<b>Total operations and maintenance</b>	<b>73,068</b>	<b>78,800</b>	<b>111,465</b>

**MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT  
GENERAL FUND  
2022 ADOPTED BUDGET  
WITH 2020 ACTUAL AND 2021 ESTIMATED AMOUNTS  
For the Years Ended and Ending December 31,**

	<u>2020 Actual</u>	<u>2021 Estimated</u>	<u>2022 Adopted</u>
<b>Capital outlay</b>			
Conservation easement	-	-	66,000
District property	56,220	48,800	-
<b>Total capital outlay</b>	<u>56,220</u>	<u>48,800</u>	<u>66,000</u>
<b>Total expenditures</b>	<u>379,460</u>	<u>350,650</u>	<u>489,742</u>
<b>EXCESS OF EXPENDITURES OVER (UNDER) REVENUES</b>	<u>(22,288)</u>	<u>57,505</u>	<u>(59,826)</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Capital contributions	8,500	-	-
District investor loan proceeds	65,000	-	-
Proceeds from sale of assets	413,499	408,460	-
Transfer to Recreational Clubhouse Facility (10% property taxes)	(15,752)	-	-
Transfer to Water Fund	-	-	(18,687)
Transfer to Debt Service Fund	-	(49,160)	(47,785)
<b>Total other financing sources (uses)</b>	<u>471,247</u>	<u>359,300</u>	<u>(66,472)</u>
<b>NET CHANGE IN FUND BALANCE</b>	448,959	416,805	(126,298)
<b>BEGINNING FUND BALANCE</b>	<u>231,673</u>	<u>680,632</u>	<u>1,097,437</u>
<b>ENDING FUND BALANCE</b>	<u>\$ 680,632</u>	<u>\$ 1,097,437</u>	<u>\$ 971,139</u>

**MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT  
TRANSPORTATION FUND  
2022 ADOPTED BUDGET  
WITH 2020 ACTUAL AND 2021 ESTIMATED AMOUNTS  
For the Years Ended and Ending December 31,**

	<u>2020 Actual</u>	<u>2021 Estimated</u>	<u>2022 Adopted</u>
<b>REVENUES</b>			
Interest	\$ 1,200	\$ 120	\$ 75
Proprietary member transportation fees	24,480	25,700	25,920
Transportation reserve 2% sales tax	49,912	73,350	48,000
<b>Total revenues</b>	<u>75,592</u>	<u>99,170</u>	<u>73,995</u>
<b>EXPENDITURES</b>			
Miscellaneous	-	250	-
Pave Centennial Trail	-	825	205,000
Truck equipment	-	-	-
Road grader equipment	-	-	77,000
Transportation expense - road grading	33,100	-	-
General services truck	-	25,000	-
<b>Total expenditures</b>	<u>33,100</u>	<u>26,075</u>	<u>282,000</u>
<b>NET CHANGE IN FUND BALANCE</b>	42,492	73,095	(208,005)
<b>BEGINNING FUND BALANCE</b>	<u>150,703</u>	<u>193,195</u>	<u>266,290</u>
<b>ENDING FUND BALANCE</b>	<u>\$ 193,195</u>	<u>\$ 266,290</u>	<u>\$ 58,285</u>



**MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT  
 FIRE MITIGATION FUND  
 2022 ADOPTED BUDGET  
 WITH 2020 ACTUAL AND 2021 ESTIMATED AMOUNTS  
 For the Years Ended and Ending December 31,**

	<u>2020 Actual</u>	<u>2021 Estimated</u>	<u>2022 Adopted</u>
<b>REVENUES</b>			
Fire mitigation grant	\$ -	\$ 6,850	\$ 35,855
Interest	206	30	25
Proprietary member fees	36,720	38,500	38,880
Miscellaneous	12,119	280	-
<b>Total revenues</b>	<u>49,045</u>	<u>45,660</u>	<u>74,760</u>
<b>EXPENDITURES</b>			
Fire mitigation	28,570	14,000	71,710
Fire text messaging alert system	-	-	700
Jefferson County Slash	-	800	5,580
<b>Total expenditures</b>	<u>28,570</u>	<u>14,800</u>	<u>77,990</u>
<b>NET CHANGE IN FUND BALANCE</b>	20,475	30,860	(3,230)
<b>BEGINNING FUND BALANCE</b>	<u>23,816</u>	<u>44,291</u>	<u>75,151</u>
<b>ENDING FUND BALANCE</b>	<u>\$ 44,291</u>	<u>\$ 75,151</u>	<u>\$ 71,921</u>

**MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT**  
**CONSERVATION TRUST FUND**  
**2022 ADOPTED BUDGET**  
**WITH 2020 ACTUAL AND 2021 ESTIMATED AMOUNTS**  
**For the Years Ended and Ending December 31,**

	<u>2020 Actual</u>	<u>2021 Estimated</u>	<u>2022 Adopted</u>
<b>REVENUES</b>			
Conservation trust revenue	\$ 1,193	\$ 1,500	\$ 1,000
Interest	31	10	-
<b>Total revenues</b>	<u>1,224</u>	<u>1,510</u>	<u>1,000</u>
<b>EXPENDITURES</b>			
<b>Total expenditures</b>	<u>-</u>	<u>-</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCE</b>	1,224	1,510	1,000
<b>BEGINNING FUND BALANCE</b>	<u>13,215</u>	<u>14,439</u>	<u>15,949</u>
<b>ENDING FUND BALANCE</b>	<u>\$ 14,439</u>	<u>\$ 15,949</u>	<u>\$ 16,949</u>

**MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT  
RECREATIONAL CLUBHOUSE FACILITY  
2022 ADOPTED BUDGET  
WITH 2020 ACTUAL AND 2021 ESTIMATED AMOUNTS  
For the Years Ended and Ending December 31,**

	2020 Actual	2021 Estimated	2022 Adopted
<b>REVENUES</b>			
Activities and recreation	\$ 3,395	\$ 19,400	\$ 22,500
Food and beverage	901,784	2,410,000	2,573,200
Other income and late fees	367,845	12,700	27,000
Membership social dues and fees	1,200,179	1,346,700	1,422,987
Miscellaneous	84	46,990	-
Pool	8,772	38,650	45,025
Racquets	74,794	72,500	84,500
Wellness	8,740	8,900	5,950
<b>Total revenues</b>	<u>2,565,593</u>	<u>3,955,840</u>	<u>4,181,162</u>
<b>GENERAL EXPENDITURES</b>			
Activities and recreation	4,571	16,300	7,750
Facility maintenance	-	38,000	90,000
Food, beverage and merchandise	369,961	753,000	861,360
General and administrative	359,424	377,000	383,245
Accounting and HR	125,700	146,000	136,500
General services	96,569	-	-
Membership	49,820	16,350	26,800
Payroll	1,328,012	1,997,000	2,294,052
Pool operations	18,722	37,000	24,800
Racquets	18,427	63,000	22,650
Utilities	161,521	183,000	194,335
Wellness	12,498	2,100	4,794
<b>Total general expenditures</b>	<u>2,545,225</u>	<u>3,628,750</u>	<u>4,046,286</u>
<b>CAPITAL EXPENDITURES</b>			
Capital outlay	-	194,500	130,000
<b>Total capital expenditures</b>	<u>-</u>	<u>194,500</u>	<u>130,000</u>
<b>Total expenditures</b>	<u>2,545,225</u>	<u>3,823,250</u>	<u>4,176,286</u>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<u>20,368</u>	<u>132,590</u>	<u>4,876</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Covid Relief Grant	-	350,700	-
Loss on disposal of assets	(94,028)	-	-
Proceeds from insurance claim	-	132,030	-
Transfer from General Fund (10% property taxes)	15,752	-	-
Transfer to Debt Service Fund	(55,919)	-	-
<b>Total other financing sources (uses)</b>	<u>(134,195)</u>	<u>482,730</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u>(113,827)</u>	<u>615,320</u>	<u>4,876</u>
<b>BEGINNING FUND DEFICIT</b>	<u>(465,935)</u>	<u>(579,762)</u>	<u>35,558</u>
<b>ENDING FUND BALANCE (DEFICIT)</b>	<u>\$ (579,762)</u>	<u>\$ 35,558</u>	<u>\$ 40,434</u>

**MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT**  
**WATER FUND**  
**2022 ADOPTED BUDGET**  
**WITH 2020 ACTUAL AND 2021 ESTIMATED AMOUNTS**  
**For the Years Ended and Ending December 31,**

	2020 Actual	2021 Estimated	2022 Adopted
<b>REVENUES</b>			
Interest	\$ 1,611	\$ 100	\$ 100
Water service fees - Club	42,308	36,210	37,080
Water reserve	63,380	65,100	65,340
Water service fees - homeowners	151,250	181,950	185,400
<b>Total revenues</b>	<b>258,549</b>	<b>283,360</b>	<b>287,920</b>
<b>EXPENDITURES</b>			
<b>General and administration</b>			
Administrative	4,899	3,440	2,400
Engineering	41,371	3,000	3,000
Legal	763	3,000	3,600
Liability insurance	-	19,200	20,640
Management and accounting	16,565	22,500	20,000
Miscellaneous	310	600	500
Payroll (GS)	80,825	44,000	-
Water consultants	16,797	2,850	5,000
Water operator	69,149	28,000	20,000
Water operator - parts and repairs	-	60,200	60,000
<b>Total general and administration</b>	<b>230,679</b>	<b>186,790</b>	<b>135,140</b>
<b>Operations and maintenance</b>			
Utilities - electrical power	13,911	14,000	15,500
Repair and maintenance	13,288	45,000	20,000
<b>Total operations and maintenance</b>	<b>27,199</b>	<b>59,000</b>	<b>35,500</b>
<b>Capital projects</b>			
Booster pump station - rehabilitation	315,671	-	-
Meter installation	-	-	25,000
Wastewater treatment	-	8,200	-
Water tank lining and stabilization	-	78,000	-
<b>Total capital projects</b>	<b>315,671</b>	<b>86,200</b>	<b>25,000</b>
<b>Total expenditures</b>	<b>573,549</b>	<b>331,990</b>	<b>195,640</b>
<b>EXCESS OF EXPENDITURES OVER (UNDER) REVENUES</b>	<b>(315,000)</b>	<b>(48,630)</b>	<b>92,280</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Land and water tap sales	110,000	130,000	-
Transfer from General Fund	-	-	18,687
Water lease	-	(3,000)	(21,000)
<b>Total other financing sources (uses)</b>	<b>110,000</b>	<b>127,000</b>	<b>(2,313)</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>(205,000)</b>	<b>78,370</b>	<b>89,967</b>
<b>BEGINNING FUND BALANCE</b>	<b>321,816</b>	<b>116,816</b>	<b>195,186</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 116,816</b>	<b>\$ 195,186</b>	<b>\$ 285,153</b>

**MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT**  
**DEBT SERVICE FUND**  
**2022 ADOPTED BUDGET**  
**WITH 2020 ACTUAL AND 2021 ESTIMATED AMOUNTS**  
For the Years Ended and Ending December 31,

	2020 <u>Actual</u>	2021 <u>Estimated</u>	2022 <u>Adopted</u>
<b>REVENUES</b>			
Property taxes	\$ -	\$ 95,162	\$ 95,039
<b>Total revenues</b>	<u>-</u>	<u>95,162</u>	<u>95,039</u>
<b>EXPENDITURES</b>			
Bank fees	-	150	150
County treasurer fees	-	1,427	1,426
Capital lease - BOK Financial - principal	1,090,920	-	-
Capital lease - BOK Financial - interest	14,397	-	-
Capital lease equipment - steamer - principal	3,268	-	-
Capital lease equipment - steamer - interest	534	-	-
Recreational Clubhouse Revenue Note - principal	155,179	-	-
Recreational Clubhouse Revenue Note - interest	21,526	-	-
Water Fund Revenue Note - principal	260,000	-	-
Water Fund Revenue Note - interest	5,258	-	-
GO Taxable Refunding Loan (Series 2020A) - principal	-	26,000	26,000
GO Taxable Refunding Loan (Series 2020A) - interest	28,789	52,805	52,805
GO Tax-Exempt Refunding Loan (Series 2020B) - principal	-	5,000	5,000
GO Tax-Exempt Refunding Loan (Series 2020B) - interest	5,138	9,424	9,295
District Repairs and Maintenance Loan - principal	-	45,032	45,590
District Repairs and Maintenance Loan - interest	-	4,131	2,195
<b>Total expenditures</b>	<u>1,585,009</u>	<u>143,969</u>	<u>142,461</u>
<b>EXCESS OF EXPENDITURES OVER REVENUES</b>	<u>(1,585,009)</u>	<u>(48,807)</u>	<u>(47,422)</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Loan proceeds	1,618,000	-	-
Loan issuance costs	(87,905)	-	-
Transfer from General Fund	-	49,160	47,785
Transfer from Recreational Clubhouse Facility	55,919	-	-
<b>Total other financing sources (uses)</b>	<u>1,586,014</u>	<u>49,160</u>	<u>47,785</u>
<b>NET CHANGE IN FUND BALANCE</b>	1,005	353	363
<b>BEGINNING FUND BALANCE</b>	<u>-</u>	<u>1,005</u>	<u>1,358</u>
<b>ENDING FUND BALANCE</b>	<u>\$ 1,005</u>	<u>\$ 1,358</u>	<u>\$ 1,721</u>

**MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT  
2022 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Introduction**

The District was organized in 1992 to provide a higher level of organized municipal-type services to its constituents for services consisting of water, street drainage, safety protection, sanitation and parks and recreation services. The District's service area is located in unincorporated Jefferson County, Colorado.

The residential area known as Mount Vernon Country Club was platted in 1923 as Mount Vernon Club Place. In 1926 a non-profit Corporation known as Mount Vernon Country Club, ("MVCC Corporation") was created. Property was conveyed to the MVCC Corporation, subject to Covenants, Reservations and Restrictions. The Bylaws of MVCC Corporation require that these Covenants, Reservations and Restrictions be contained within every conveyance of property within Mount Vernon Country Club.

The Mount Vernon Country Club maintains as its primary recreational amenity the Clubhouse facility consisting of a restaurant, bar, tennis courts, pro shop, swimming pool, and snack bar, along with meeting rooms, and three residential units owned by the MVCC Metropolitan District. Also, there are approximately 1,000 acres of open space that are owned and operated by the Metro District.

The MVCC Corporation is governed by Articles of Incorporation, Bylaws and the regulatory *Policies of the MVCC Metropolitan District*. The Metro District is governed by its Bylaws and *Policies*. Membership in the MVCC Corporation is required by the Covenants. The MVCC Corporation does allow social membership under which, through the payment of participation fees, persons or families are able to utilize the facilities of the Clubhouse (restaurant, bar, tennis, and swimming facilities).

Additionally, the MVCC Corporation owns the domestic water supply system, consisting of wells, storage facilities, distribution lines, water rights, and appurtenances. The MVCC Metro District also holds title to roads, rights-of-way, and easements appurtenant to the water system. The MVCC Metro District provides all maintenance for the roadways within the development and operates and maintains the domestic water system. Finally, the MVCC Metro District does operate a small sewage treatment facility servicing the Clubhouse and two privately-owned residences.

The open space owned by MVCC is maintained primarily for recreational purposes, for its visual amenity to the residents, and as domestic water well fields. The open space is available for hiking and equestrian uses to the residents of Mount Vernon Country Club.

The District prepares its budget on the modified accrual basis of accounting.

### **Property Tax Revenues**

Revenues for the General Fund are generated primarily from property taxes, proprietary member fees and rental income. Revenues in the Debt Service Fund are generated from property taxes.

For tax year 2022, the District certified 35.000 mills in the General Fund generating \$186,874 in property tax revenue. In addition, the District certified 170.800 mills in the Debt Service Fund generating \$95,039 in property tax revenue. The Jefferson County assessed valuation for the District is \$5,339,244.

### **Specific Ownership Taxes**

This revenue is based on a sharing of the collection of vehicle ownership taxes pooled by the County. The estimate is based on a ratio of prior year's revenue to property taxes.

### **Investment Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 1%.

### **GENERAL FUND - EXPENSES**

Expenses have been budgeted based on estimates of the District's Board and consultants and include the services necessary to maintain the District's administrative viability and consists of categories such as legal, accounting, auditing, managerial, consulting, general engineering, insurance, and other operational and maintenance expenses.

### **DEBT SERVICE FUND - EXPENSES**

Restricted property tax revenues have been budgeted to pay annual principal and interest payments on the District's outstanding debt.

### **RECREATION CLUBHOUSE FACILITY ENTERPRISE FUND**

Revenues for this fund are generated from food and beverage sales; membership dues and fees; swimming pool and exercise fees, and tennis court fees.

Expenses have been budgeted based on estimates of the District's Board and consultants and include the services necessary to maintain the clubhouse facility and recreation amenities.

### **WATER ENTERPRISE FUND**

Revenues for this fund are generated from water service fees and the sale of water taps.

Expenses have been budgeted based on estimates of the District's Board and consultants and include general administration including, debt service, legal, management and accounting and other operations and services, as necessary.

**CONSERVATION TRUST FUND**

Revenue for this fund is generated from state lottery proceeds. The District has not budgeted for any possible expenditures in 2022 for this fund.

**TRANSPORTATION FUND**

Revenue for this fund is generated from proprietary member transportation fees and sales tax revenue. The District has budgeted for possible road and culvert repairs and capital expenditures in 2022 for this fund.

**FIRE MITIGATION FUND**

Revenue for this fund is generated from a fire mitigation grant and proprietary member fire mitigation fees.

**LEASES**

The District has a capital lease-purchase agreement as follows: a recreational facility equipment purchase agreement for the kitchen that expires in 2023.



**CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments**

TO: County Commissioners<sup>1</sup> of JEFFERSON COUNTY, Colorado.

On behalf of the MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT,  
(taxing entity)<sup>A</sup>

the BOARD OF DIRECTORS,  
(governing body)<sup>B</sup>

of the MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT,  
(local government)<sup>C</sup>

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 5,339,244 assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57) USE VALUE FROM FINAL CERTIFICATIN OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 12/11/2021 for budget/fiscal year 2022  
(not later than Dec. 15) (dd/mm/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY <sup>2</sup>	REVENUE <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	<u>35.000</u> mills	\$ <u>186,874</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b><u>35.000</u></b> mills	<b>\$ <u>186,874</u></b>
3. General Obligation Bonds and Interest <sup>J</sup>	<u>17.800</u> mills	\$ <u>95,039</u>
4. Contractual Obligations <sup>K</sup>	_____ mills	\$ _____
5. Capital Expenditures <sup>L</sup>	_____ mills	\$ _____
6. Refunds/Abatements <sup>M</sup>	_____ mills	\$ _____
7. Other <sup>N</sup> (specify): _____	_____ mills	\$ _____
_____	_____ mills	\$ _____
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<b><u>52.800</u></b> mills	<b>\$ <u>281,913</u></b>

Contact person: (print) Sue Blair, CRS of Colorado, LLC Daytime phone: 303-381-4960  
Signed: \_\_\_\_\_ Title: District Manager

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.

<sup>1</sup> If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.  
<sup>2</sup> Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's final certification of valuation).



**CERTIFICATION OF TAX LEVIES, continued**

**THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.).** Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

**CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:**

**BONDS:**

1.	Purpose of Issue:	<u>Refunding</u>
	Series:	<u>General Obligation Taxable Loan Series 2020A</u>
	Date of Issue:	<u>June 15, 2020</u>
	Coupon Rate:	<u>3.91%</u>
	Maturity Date:	<u>12/1/2050</u>
	Levy:	<u>17.800</u>
	Revenue:	<u>\$95,039</u>

2.	Purpose of Issue:	<u>Refunding</u>
	Series:	<u>General Obligation Tax-Exempt Loan Series 2020B</u>
	Date of Issue:	<u>June 15, 2020</u>
	Coupon Rate:	<u>3.25%</u>
	Maturity Date:	<u>12/1/2050</u>
	Levy:	<u>Included Above</u>
	Revenue:	<u>Included Above</u>

**CONTRACTS:**

3.	Purpose of Contract:	_____
	Title:	_____
	Date:	_____
	Principal Amount:	_____
	Maturity Date:	_____
	Levy:	_____
	Revenue:	_____

4.	Purpose of Contract:	_____
	Title:	_____
	Date:	_____
	Principal Amount:	_____
	Maturity Date:	_____
	Levy:	_____
	Revenue:	_____

Use multiple copies of this page as necessary to report all bond and contractual obligations.