

MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT  
MOUNT VERNON COUNTRY CLUB CORPORATION

BOARDS OF DIRECTORS REGULAR MEETINGS

May 17<sup>th</sup>, 2023

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 Wednesday, May 17, 2023.

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

Record of Attendance: Board members Walter Crawford, Andrew Price, Bill McFarlane, and Cheryl Shaw; newly-elected Board members Barbara Crawford, Jon Hassinger, and to be appointed Board member Julie Keating; General Manager Ryan Wolf, Molly Couture of CRS, and Secretary Gail McGowan were in attendance. Proprietary Members Andy Hix, Janet Perriman, and Dick Shaw were in attendance for all or part of the meeting. James Wood was present for part of the meeting by phone.

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 APRIL 20, 2023 WERE APPROVED, AS WRITTEN.

**Public Comment**

There was no public comment.

**Administration of Oaths of Office for Newly-Elected Board Members**

The Oaths of Office for the Board of Directors of Mount Vernon Country Club Metropolitan District were administered by Board Secretary Gail McGowan to newly-elected Directors Jon Hassinger, Barbara Crawford, and Cheryl Shaw.

**Appointment of Eligible Elector to Fill Board Vacancy**

Upon motion duly made by Barbara Crawford, seconded, and approved by a vote of 4/0, the BOARD APPOINTED JULIA S. KEATING TO FILL THE VACANCY CREATED BY THE MAY 2, 2023 ELECTION UNTIL THE NEXT REGULAR ELECTION IN MAY 2025, AT WHICH TIME A DIRECTOR WILL BE ELECTED TO SERVE A REGULAR FOUR-YEAR TERM.

Julie Keating was administered the Oath of Office by Secretary Gail McGowan.

Copies of the *Oaths of Office* and *Notice of Appointment* are attached and made part of these Minutes.

BOARD OF DIRECTORS

May 17, 2023

Page 2

**Election of Officers**

The following officer roles were elected for one year: President Bill McFarlane, Treasurer Cheryl Shaw, Secretary Jon Hassinger, Vice Presidents Barbara Crawford and Julie Keating. Molly Couture was appointed as the Recording Secretary.

**Water Report**

Tom Weimer shared a water report with updates from engineers from ORC. Updates included information on the water system map, testing needs, possible future mandates on lead and chemical testing, and efforts on leasable water. Tom also offered a water system tour for new board members.

**Conservation Easement**

Anticipating the receipt of tax credits by the end of May, the Board will then be faced with deciding when to sell the tax credits, whether to sell up to \$1.5 million in 2023, the balance in 2024 and 2025; or try to sell any future years' tax credits in 2023 at an additional 6% discount. Following discussion, the Board agreed to sell all tax credits in 2023 and authorized Board President Bill McFarlane and Conservation Easement Chair James Wood, to negotiate the additional discount, assuming that it will be 6%, for the sale of the future years' tax credits.

The intermediary broker representing the buyer of the tax credits has requested that the Corporation sign a *Non-Circumvention Agreement* that basically says that the Corporation will not sell its tax credits directly to the buyer. The Board authorized President Bill McFarlane to sign such an agreement at the appropriate time.

**Financial Reports**

**Mount Vernon Canyon Club:**

The General Manager reviewed reports of variances to Budget for Club operations, Dues Added/Lost, membership Initiation Fees and dues, and the PACE Report; and reviewed a preliminary 2023 forecast for Clubhouse/recreation operations.

**Metro District:** The May 12, 2023 Cash Position Summary, and April 30, 2023 Combined Balance Sheet, Statements of Revenues, Expenditures and Change in Fund Balance for all funds, delinquent-account reports, and February 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 Jon Hassinger, 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 \$142,778.12 FOR THE PERIOD APRIL 14 to MAY 15, 2023; AND METRO DISTRICT CLAIMS OF \$13,373.42 FOR THE PERIOD APRIL 14 to MAY 15, 2023.

**FPC Report and Recommendations:** Acting on a request from the FPC;

Upon motion duly made by Jon Hassinger, seconded, and approved by a vote of 5-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT ACCEPTED AND RATIFIED THE *PROFESSIONAL SERVICES AGREEMENT* WITH JVA CONSULTING ENGINEERS TO VISUALLY DETERMINE THE CONDITION OF STRUCTURAL ELEMENTS OF THE CLUBHOUSE DECKING, TO VISIT THE PROJECT SITE AND REPORT THEIR FINDINGS TO THE METRO DISTRICT.

**Removal of Trees on District Land:**

A homeowner's request to be allowed to remove trees from Metro District-owned land adjacent to their property was received, and considered by the Board. MVCC Corporation Bylaws §5.6 provide that "Trees may not be cut on land owned by the District without prior Board approval." The Board felt that additional guidelines would be helpful in the Board's current and possible future decision-making processes in this matter and, to that end, Stewardship Committee chair Rod Vaughn will be asked to draft guidelines for Board consideration. The current request was deferred to a future Board meeting.

**Introduction of Gould/Knight's Horse(s)**

In response to the request of the purchasers of Parcel 2 (710 Range View Trail) to bring in their horse(s) before completion of their home construction and receipt of their certificate of occupancy, the Board accepted the Corral Group's recommendation to allow Gould/Knight to bring in their horse(s) at a time that is agreed upon with the Corral Group. The first horse was introduced into the herd on May 16, with Corral Co-op fees to be prorated for the month of May. All Proprietary Member fees will be charged effective June 1, 2023.

**Gate in Cody Park Road Fence:** Following discussion, the Board denied a request for the installation of a gate in the fence between Cody Park and Mount Vernon received from a Cody Park resident whose property is adjacent to Mount Vernon land.

**Registered Agent:** Jon Hassinger was designated as the Metro District's Registered Agent.

**General Services Committee**

The *Security and Safety Subcommittee* of the General Services Committee wanted to remind Proprietary Members of policies on traffic, and are moving forward with getting cameras installed.

The General Services Committee reported that they are current with all service requests. There was an incident with the snowplow and the tree in the parking lot, and because of this there will be an effort put reflectors on the tree to prevent future incidences. Andy Hix also asked questions about the health of the tree, and there will be follow up to review the future of the tree. They are converting for summer maintenance and removing plows from trucks. There were also updates regarding the Five Points traffic circle, the Five Points grill, the well cover, reseeding of the pasture, the stone house project, weed mitigation projects, and the storage area. There was also a proposal to move ownership of the Slash Collection under the ownership of the Fire Mitigation Stewardship Committee.

**June 15, 2023 Board Meeting**

The next regular meeting of the District and Corporation Boards will be held at 7:00 p.m. on Thursday, June 15, 2023 at the Mount Vernon Canyon Club. The July meeting was moved to July 27<sup>th</sup>.

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

Mount Vernon Country Club Corporation

**Real Estate Committee Recommendation**

There was a request from Leslie Kopper for a deck addition for 26097 Mountain View and therefore

Upon motion duly made by Jon Hassinger, seconded, and approved by a vote of 4-0 (Barbara Crawford abstained), THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT, ACTING ON THE RECOMMENDATION OF THE REAL ESTATE COMMITTEE, APPROVED THE INSPIRATIONAL DECKS' DESIGN DESCRIBED IN THE CONSTRUCTION PROPOSAL DATED APRIL 18, 2023 FOR CONSTRUCTION OF A NEW DECK AT THE HOME AT 26097 MOUNTAIN VIEW ROAD. THIS APPROVAL IS GRANTED SUBJECT TO COMPLIANCE WITH ALL MOUNT VERNON COUNTRY CLUB BYLAWS/POLICIES AND JEFFERSON COUNTY BUILDING CODES AND OTHER PERMIT REQUIREMENTS, ETC.

**Annual Meeting of Proprietary Members**

The 97<sup>th</sup> Annual Meeting of Proprietary Members is scheduled for Wednesday, June 7, 2023.

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

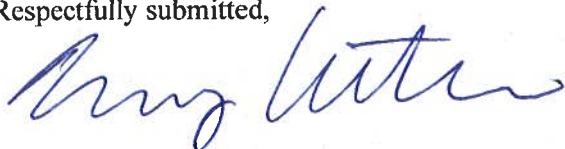
Mount Vernon Country Club Metropolitan District

**Board Letter**

A Board Letter will be prepared and will include financial updates; slash collection information; date of Annual Meeting; spraying for Pine Beetles; Summer Progressive Dinner, and Dates of the Ralston School Picnic.

There being no further business to come before the Boards, the meetings of MVCC Metro District and Corporation were adjourned at 10:04 p.m.

Respectfully submitted,



Molly Couture, Recording Secretary