

MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT  
MOUNT VERNON COUNTRY CLUB CORPORATION

BOARDS OF DIRECTORS REGULAR MEETINGS  
May 16, 2024

The Boards of Directors of Mount Vernon Country Club Metropolitan District and MVCC Corporation held their monthly Regular Meeting on Thursday, May 16th, 2024.

The meeting was called to order by President Bill McFarlane 6:09p.m.

Record of Attendance: Board members Bill McFarlane, Jon Hassinger, Julie Keating, and Barbara Crawford; General Manager Ryan Wolf, and Molly Couture of CRS; Proprietary Members Gail McGowan, Sharon McFarlane, Walter Crawford, and Rod Vaughn were present for all or part of the meeting; Kelley Hildreth, Christa Kahn, and Mark Perbix, were all in attendance via Zoom.

MVCC Metro District Business

**Approval of Agenda**

Upon motion duly made by Jon Hassinger, seconded, and approved by a vote of 4-0 THE AGENDA OF THE MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT and CORPORATION BOARDS OF DIRECTORS' REGULAR MEETINGS FOR MAY 16TH, 2024 WAS APPROVED, AS PROPOSED.

**Approval of Minutes**

Upon motion duly made by Barbara Crawford, seconded, and approved by a vote of 4-0, THE MINUTES OF THE MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT and CORPORATION BOARDS OF DIRECTORS' REGULAR MEETINGS OF APRIL 18TH, 2024 WERE APPROVED, AS WRITTEN.

**Election of Officer Positions**

In May of 2023 the newly elected Board agreed to have Board officer positions serve for one year and be re-established the following May. Therefore,

Upon motion duly made by Julie Keating, seconded, and approved by a vote of 3-0, JON HASSINGER WAS APPROVED AS BOARD PRESIDENT FOR THE MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT and CORPORATION BOARDS OF DIRECTORS AS OF MAY 17<sup>TH</sup>, 2024 UNTIL MAY 2025; and

Upon motion duly made by Julie Keating, seconded, and approved by a vote of 3-0, BARBARA CRAWFORD WAS APPROVED AS BOARD TREASURER FOR THE MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT and CORPORATION BOARDS OF DIRECTORS AS OF MAY 17<sup>TH</sup>, 2024 UNTIL MAY 2025; and

Upon motion duly made by Jon Hassinger, seconded, and approved by a vote of 3-0, JULIE KEATING WAS APPROVED AS BOARD SECRETARY FOR THE MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT and CORPORATION BOARDS OF DIRECTORS AS OF MAY 17<sup>TH</sup>, 2024 UNTIL MAY 2025.

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Bill McFarlane will occupy the role of Vice President.

**Financial Reports**

Mount Vernon Canyon Club:

The General Manager reviewed reports of the Monthly Summary, Dues Added/Lost, Wedding Events Booked, Comparisons, the PACE Report, the Forecast, and Clubhouse Capital Expenses. He also shared updates regarding the deck project, the parking lot, and outdoor stairs update.

Metro District: The May 10th, 2024 Cash Position Summary, April 2024 Combined Balance Sheet, Statements of Revenues, Expenditures and Change in Fund Balance for all Funds, Delinquent-Account Reports, status of Accounts Receivable and Reserves, and Profit Calculations were reviewed by Walter Crawford 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 4-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT ACCEPTED AND RATIFIED THE PAYMENT OF CANYON CLUB CLAIMS TOTALING \$127,406.13 FOR THE PERIOD APRIL 11, 2024 TO MAY 7, 2024; AND METRO DISTRICT CLAIMS OF \$25,027.63 FOR THE PERIOD APRIL 10, 2024 TO MAY 9, 2024.

Financial Planning Committee: Walter Crawford shared an update with the Board regarding Jason Netherton, a PM who is interested in joining the FPC. Walter Crawford is fully in support of him joining the FPC, Jason will do so once his schedule allows for it.

He also shared an update regarding the Conservation Easement account and a communication plan regarding debt repayment.

**District Operations**

CRS Manager's Report:

Molly Couture shared details about the SIPA grant, and the Board had a discussion about document archiving and asked follow up questions regarding the accessibility requirements associated with new legislation.

Board Member Vacancy:

At this time there are no applicants. Molly Couture will be revising the vacancy information to reflect requirements for an at-large Director and upon approval of the Board will re-share with the community.

Water Committee Update:

Julie Keating shared an update regarding the Water Line Inventory work. There are only three lines that are remaining for analysis for the inventory. The remaining lines are comprised of materials other than lead. She shared updates from meetings with ORC and JVA, and then there was a discussion regarding upcoming projects and grant funding opportunities for them.

Stewardship Committee Update:

Rod Vaughn updated the Board with information about Fire-Break maintenance work to go back over the area that was originally treated 15 years ago. He shared that the work would begin on May 27<sup>th</sup>. There

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will be a notice in the Board Letter about the Fire-Break work, and a few members of the Board will communicate to residents who are directly impacted by the work.

Rod Vaughn also shared an update regarding the removal of a tree infested with mountain pine beetle. Bill McFarlane updated the Board with a concern with beetle kill trees at Ralston School and its impact on District property. Gail McGowan also shared information about the annual program offered to PMs to have their trees sprayed.

### Communication Committee:

Molly Couture shared that the website is live and compliant. There will be more information at the next meeting regarding ADA compliance.

### **General Services Monthly Report**

#### General Services:

Bill McFarlane shared updates regarding the Farm Well and the conversation that transpired during the General Services meeting on Monday. He shared updates about two part-time hires for this summer. Gail McGowan asked about an increase in spaces for the Car Corral, and Bill McFarlane confirmed that the work will be able to be completed this year. Also, the Woodsmoke tree has been removed and shared a meeting still needs to happen regarding expansion of the turnaround on Woodsmoke Lane.

#### FEMA Grant Status Update:

Proprietary Member Mark Perbix shared updates about the project team for the FEMA grant, and Bill McFarlane elaborated on linear footage measurement discrepancies and status of payment.

#### Safety & Security:

Bill McFarlane shared on behalf of Leslie Kopper regarding the cost of cameras and status of the orders. He also shared an update about the recent mailboxes incidents.

### **May 16th, 2024 Board Meeting**

The next regular meeting of the District and Corporation Boards will be held at 6:00 p.m. on Thursday, May 16th at the Mount Vernon Canyon Club.

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

#### Mount Vernon Country Club Corporation

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

Upon motion duly made by Julie Keating, seconded, and approved by a vote of 4-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB CORPORATION ACCEPTED AND RATIFIED THE PAYMENT OF CLAIMS TOTALING \$1,784.84 FOR THE PERIOD APRIL 10, 2024 TO MAY 9, 2024.

#### Ad Hoc Emergency Evacuation Committee Update

Barbara Crawford updated the Board with the status of sign ups for the Look Out Alert system. Bill McFarlane shared an update about accessibility of fire equipment for the roads on District property.

#### Annual Meeting:

