

MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT  
MOUNT VERNON COUNTRY CLUB CORPORATION

BOARDS OF DIRECTORS REGULAR MEETINGS  
OCTOBER 19, 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 Wednesday, October 19, 2022.

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

Record of Attendance: Board members Bill McFarlane and Cheryl Shaw; Assistant General Manager of Operations Ryan Wolf; Sue Blair and Marcos Pacheco of CRS; Secretary Gail McGowan; and Proprietary Members Barbara Crawford, Janet Perriman, Dick Shaw, Eric Grossman, Monika von Glinski, and James Wood were in attendance. Board Members Walter Crawford and Andrew Price had been excused from the meeting.

Mount Vernon Country Club Corporation

**Conservation Easement – Custer Wash South**

Adjournment to Executive Session

By motion duly made, seconded and unanimously affirmed by the Board Members present at the regular meeting of the Board of Directors on OCTOBER 19, 2022, AN EXECUTIVE SESSION IS CALLED PURSUANT TO SECTION 24-6-402(4)(a) OF THE COLORADO REVISED STATUTES FOR THE PURPOSE OF DISCUSSING UNRESOLVED ISSUES IN THE DRAFT *DEED OF CONSERVATION EASEMENT* WITH COLORADO OPEN LANDS FOR THE PROPERTY KNOWN AS CUSTER WASH SOUTH.

Call to Continuance of Regular Meeting

Following discussion at, and adjournment of the Executive Session, the business of the Regular Meeting was continued at 7:35 p.m.

Conservation Easement Update: There being no actions to be taken following the discussion in Executive Session, a general update on the current status of the Custer project was presented and included a positive report on the mitigation work that had been done and that should qualify the property for an agricultural exemption; continuing work on an application for a FEMA grant; and finalizing the appraisal.

**Financial Report**

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

**MVCC Fire Restrictions**

In response to a report of what was determined to be an open fire at a Mount Vernon residence that was legal under the current MVCC Corporation Bylaws and Jefferson County restrictions, the Board approved of drafting a change to the Bylaws to restrict fires within the boundaries of Mount Vernon Country Club Metropolitan District to liquid or gas-fueled appliances such as fire pits, grills, camp stoves or Tiki torches that burn liquid or gaseous fuels AND CAN BE SHUT OFF. A draft revision to §5.7 of the Corporation Bylaws will be presented for approval at the November Board meeting.

**Community Holiday Party**

The Community Holiday Party will be held Saturday, December 17. The Board approved a \$30 charge for each adult resident, \$35 for each adult guest who is not a Mount Vernon resident, and no charge for children (residents or guests) ages 10 or younger.

**MVCC Metro District Business**

**Approval of Minutes**

Upon motion duly made by Bill McFarlane, seconded, and approved by a vote of 3-0, THE MINUTES OF THE MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT and CORPORATION BOARDS OF DIRECTORS' REGULAR MEETINGS OF SEPTEMBER 15, 2022 WERE APPROVED, AS WRITTEN.

**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 revised forecast for Clubhouse/recreation operations, provided in a written report, were reviewed.

**Metro District:** The October 13, 2022 Cash Position Summary, and September 30, 2022 Combined Balance Sheet, Statements of Revenues, Expenditures and Change in Fund Balance for all funds, delinquent-account reports, and September 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 Bill McFarlane, seconded, and approved by a vote of 3-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT ACCEPTED AND RATIFIED THE PAYMENT OF CANYON CLUB CLAIMS TOTALING \$160,685.20 FOR THE PERIOD SEPTEMBER 13 to OCTOBER 14, 2022; AND METRO DISTRICT CLAIMS OF \$29,059.03 FOR THE PERIOD SEPTEMBER 20 to OCTOBER 12, 2022.

Certification of Delinquent Accounts

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

Upon motion duly made by Bill McFarlane, seconded, and approved by a vote of 3-0, a Public Hearing on the Certification of Delinquent Accounts was opened by the Board, the proposed *Resolution* presented, and public comments invited.

There being no public comments, the Public Hearing was closed.

Upon motion duly made by Bill McFarlane, seconded, and approved by a vote of 3-0, the *Resolution of the Board of Directors of the MVCC Metropolitan District for the Certification of Delinquent Accounts* was adopted by the Board and, along with delinquent account information, will be filed with the Jefferson County, Colorado, Treasurer for collection. The executed Resolution, in its entirety, is attached hereto as Exhibit 1 and made part of these Minutes.

**2023 Budget**

Suggestions for further adjustments to the draft 2023 Budget (including the sufficiency of utility expenses, water and fire mitigation fee increases, and Corral Group fees and other costs) were discussed and will be reflected in an updated draft for discussion and public comment at the November Board meeting and December Budget Hearing.

**Water System Update**

It was reported that sludge from the wastewater ponds is being analyzed prior to cleaning the pond(s) in early November; that the drinking-water system experienced four unrelated events recently, three of which are currently being repaired.

Emergency Communications: Resident comments about the desire for additional communications during a recent extended interruption of water service (or other community emergencies) had been received. In response, the Board stipulated that, in the case of any future emergency, more frequent and regular email notifications will be provided throughout the day by the Board Secretary.

**Public/Non-Resident Member Use of MVCC Roads/Trails**

The Board discussed a request received from a non-resident Aquatics Member of the Club to be allowed the use of private Mount Vernon roads and/or trails. The Board reaffirmed that Mount Vernon's roads and trails are private property paid for and maintained only by homeowners and that efforts will continue to be made to discourage use by cyclists, hikers and dog walkers who are not residents, including non-resident members of Mount Vernon Canyon Club except to access the member dining and recreation facilities.

**General Services Updates**

The final work on repaving and striping of the main paved road and addition of speed bumps was completed on October 19.

BOARD OF DIRECTORS

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The fall slash collection and chipping were completed on October 15 and, at the request of the General Services Chair, the Board approved of keeping the slash drop-off site open year-round and residents' being allowed to deposit slash from their properties at no charge.

**November Board Meeting**

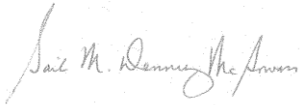
The next regular meeting of the District and Corporation Boards will be held at 7:00 p.m. on Thursday, November 17, 2022 at the Mount Vernon Canyon Club.

**Board Letter**

A Board Letter will be prepared and will include financial updates; RV storage; information on water breaks; extended slash collection; open-fire Bylaws change; date of the Semi-Annual Meeting of Proprietary Members; information about the Community Holiday Party; 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 10:45 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Gail M. McGowan".

Gail M. McGowan, Secretary

**EXHIBIT 1**  
**RESOLUTION**  
**OF THE BOARD OF DIRECTORS OF THE**  
**MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT**

**CERTIFICATION OF DELINQUENT ACCOUNTS**

**WHEREAS, the Mount Vernon Country Club Metropolitan District provides water service to customers located within the boundaries of the District; and**

**WHEREAS, the Board of Directors has assessed water service fees to its customers to partially cover the cost of operating said District and providing said service; and**

**WHEREAS, the Board of Directors has the financial power to levy and collect ad valorem taxes on and against all taxable property within the District; and**

**WHEREAS, certain customers are delinquent in paying the District for said water service; and**

**WHEREAS, said delinquent customers were notified via mail of today's public meeting to review the certification to the County and were invited to attend said meeting; and**

**WHEREAS, pursuant to Section 32-1-1101(1)(e), the Board of Directors of the District, after a public hearing on said delinquencies, may notice the County Treasurer of such delinquent accounts and request that the County Treasurer collect said accounts in the same manner as taxes are authorized to be collected and paid over pursuant to Section 39-10-107, C.R.S.**

**NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Mount Vernon Country Club Metropolitan District hereby resolves:**

- 1. The Board of Directors hereby certifies to the County Treasurer the list of delinquent accounts attached hereto as Exhibit A for collection. Said delinquent balances are no less than \$150.00 and are at least six months old.**
- 2. The Board of Directors of the District hereby authorizes the County Treasurer to charge and retain a penalty at the rate of 30%, or \$30.00, whichever is greater, on the delinquent sum due and owing to defray the costs of collection, pursuant to Section 32-1-1101(1)(e).**

**3. Said delinquent fees for water service will be collected by the Jefferson County Treasurer and paid over to the District by the Treasurer in the same manner as taxes are authorized to be collected and paid over pursuant to Section 39-10-107, C.R.S.**

**DATED this 19<sup>th</sup> day of October, 2022.**

**MOUNT VERNON COUNTRY CLUB  
METROPOLITAN DISTRICT**

By: \_\_\_\_\_ /S/  
**Thomas Weimer, President**

**ATTEST:**

\_\_\_\_\_/S/  
**Gail McGowan, Secretary**