

MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT  
MOUNT VERNON COUNTRY CLUB CORPORATION

BOARDS OF DIRECTORS REGULAR MEETINGS  
OCTOBER 15, 2020

The Boards of Directors of Mount Vernon Country Club Metropolitan District and MVCC Corporation held their monthly Regular Meetings by telephonic meeting on Thursday, October 15, 2020.

The meeting was called to order by president Tom Weimer at 7:30 p.m.

Record of Attendance: Board members Walter Crawford, Randy Lewis, Andrew Price and John Stringer participated via Zoom. Sue Blair and Marcos Pacheco of CRS, FPC Chair Charlotte Abel, and Secretary Gail McGowan also participated via Zoom. Electronically present for all or part of the meeting were Proprietary Members David Clow, Eric Grossman, Kelly Hildreth, Matt Kelley, David Lee, Bill McFarlane, Phil/Joyce Nelson, Dick/Cheryl Shaw and Karen Stringer.

MVCC Metro District Business

**Approval of Minutes**

Upon motion duly made by Randy Lewis, 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 SEPTEMBER 17, 2020 WERE APPROVED, AS WRITTEN.

**Financial Reports**

Metro District

The September 30, 2020 Cash Position Summary, Combined Balance Sheet, and *Statements of Revenues, Expenditures and Change in Fund Balance* for all funds were reviewed with the Board.

Payment of Claims: Vendor claims for the period September 15 to October 12, 2020 were presented for review and ratification.

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 ACCEPTED AND RATIFIED THE PAYMENT OF CLAIMS TOTALING \$171,496.59 FOR THE PERIOD SEPTEMBER 15 to OCTOBER 12, 2020.

**Financial Planning Committee Report**

The FPC Chair reported that the Committee will meet on October 22 to review the preliminary 2021 Budget.

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Preliminary 2021 Budget

The first draft of the 2021 Mount Vernon Country Club Metropolitan District was provided to the Board. The 2021 Budget hearing will be held at the Board's November 19 meeting and the budget adopted at the Board's December meeting.

Resolution to Separate Billing and Accounting Functions

Metro District and Clubhouse/Recreation Enterprise operating revenues and expenditures will be segregated effective with the January 2021 billing cycle.

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 AND ADOPTED THE *RESOLUTION, attached hereto as EXHIBIT A and made part of these Minutes, TO SEPARATE BILLING FUNCTIONS for MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT AND MOUNT VERNON CANYON CLUB.*

**District Operations**

Land Sales Update

The Metro District has accepted a contingent offer on Lot 1, Ridge Way South, that is due to close in mid-November. This lot is being realigned to the east (without changing the size of the lot) and resurveyed in order to exclude two 25'x100' lots that are not owned by Mount Vernon that were included in the original surveyed parcel.

"Orphan Lots"

Nine requests for the purchase of "orphan lots" have been received and reviewed by the Real Estate Committee. With one exception, all requests will require additional information as to their compliance with the *Land Use Plan* and reasons for wanting to purchase additional lots.

The following were agreed to by the Board:

1. Applicants will be responsible for notifying adjacent property owners of their requests to purchase lots;
2. All costs of transferring property will be borne by applicants;
3. The cost of partial lots will be prorated based on their square footage as a percentage of the \$1,000 cost of a full 25'x100' lot;
4. No survey will be required at the time "orphan lots" are deeded. However, a new survey will be required at the time in the future that some use of the lots is made (septic field, property addition or remodeling, etc.).

Water System Update - Water Augmentation

Based on projections for water needs through October 2020 presented by HRS Water Consultants and the Board's earlier approval, eight (8) acre feet of water have been released by Indian Hills Water District. Because the year has been extraordinarily dry and there have been water calls from senior water rights users downstream, the need to purchase additional two (2) acre feet of water is anticipated.

Upon motion duly made by Randy Lewis, seconded, and approved by a vote of 5-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN

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DISTRICT APPROVED AND AUTHORIZED THE PROCUREMENT OF AN ADDITIONAL TWO (2) ACRE FEET OF WATER AT THE END OF OCTOBER AT A COST OF \$1,250 PER ACRE FOOT FROM INDIAN HILLS WATER DISTRICT TO ASSURE THAT THE METRO DISTRICT DOES NOT HAVE A DEFICIT IN ITS AUGMENTATION PLAN AT THE END OF THE YEAR. THE COSTS OF ALL ADDITIONAL WATER WILL BE PAID FROM THE WATER RESERVE FUND.

Real Estate Committee Recommendations

David Miller, 26054 Centennial Trail: David Miller had made an application to Jefferson County for a setback variance to allow construction of additional living space. Mount Vernon Country Club Metropolitan District requested that the approval be conditioned on there being no new access to Centennial Trail allowed and that drainage from the addition not be directed to the street. The final plan has not yet been received from Jeffco.

Todd Tompkins, 428 Pine Song Trail: Todd Tompkins has made an application to Jefferson County to legalize existing setbacks and allow reduced setbacks for a kitchen addition and a new detached garage. A Jefferson County Board of Adjustment hearing is scheduled for October 21.

Leslie Kopper, 26097 Mountain View Road: The Board approved the installation of a welded wire, see-through dog run. The fence had been discussed with adjacent neighbors, who had no objection. The Board will take no further action.

Metro District-Owned Houses

Clean-up work continues on the Metro District-owned house at 25171 Aspen Way.

Six Proprietary Members have advanced a total of \$50,000 to cover the costs of repairs needed to bring the house up to a marketable, rentable condition. The Metro District will seek additional investors willing to advance lesser amounts totaling \$10,000 to complete the needed repairs and cover some ongoing maintenance costs for the house. Each investor will enter into an *Advance and Reimbursement Agreement for Operation and Maintenance Cost*.

Roads and Trails

Metro District Unauthorized Bike Trail: Clear Creek Land Conservancy inspected and rejected the first remediation work done on the unauthorized bike trail and has ordered additional remediation work and a reinspection upon its completion. The Board recommends that needed remediation work, if not completed, be done by the District's General Services staff and costs passed on to the Proprietary Member.

Motorized Vehicles on District Lands: Both Mount Vernon residents and non-residents continue unauthorized and prohibited use of motorized vehicles on Mount Vernon private lands. The Stewardship Committee will study the issue and make recommendations for how to enforce District regulations.

Update of Metro District Regulations: A comprehensive review of enforcement policies is recommended.

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**Conservation Easement**

The *Forest Management Plan* for the purpose of obtaining agricultural tax status for the “Custer wash” property has been filed with the Colorado State Forester for review. If received in time, comments will be presented at the November Board meeting.

**General Services Report**

Trash/recycle service is being evaluated; snowplowing equipment readied; reseeding of the “Alien Runway” completed; and General Services staffing needs and time allocations reviewed.

**Future of Clubhouse Complex**

General results of the community survey on the future of the Clubhouse Enterprise were presented, indicating little support for shutting down the Club operation and favoring a sale, either to a Club operator or a developer. The importance of continuing education and communication with District residents on this issue was expressed.

**Board Letter**

A Board Letter will be prepared and will include financial and membership updates; date of the Semi-Annual Meeting of Proprietary Members; various compliance issues; and remaining 2020 Board meeting dates.

**Board Meetings**

The next regular meetings of the District and Corporation Boards are scheduled for Thursday, November 19, 2020 at 7:30 p.m.

There being no further business to come before the Board, was adjourned at 10:30 p.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Gail M. McGowan". The signature is written in a cursive style with a large initial 'G'.

Gail M. McGowan, Secretary

RESOLUTION TO SEPARATE  
BILLING FUNCTIONS  
MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT  
AND  
MOUNT VERNON CANYON CLUB

WHEREAS, it is the desire of the Mount Vernon Country Club Metropolitan District (“District”) and the Mount Vernon Canyon Club (“Club”) to segregate all revenues and expenditures of the District and the Club; and

WHEREAS, charges or all dues, membership charges, and fees paid by Proprietary Members, and dues and membership charges for non-Proprietary Members are combined on one bill; and

WHEREAS, all payments are currently received and accounted for by the Club’s accounting department; and

WHEREAS, amounts collected are deposited to a single Club operating bank account and amounts later transferred to various funds maintained by the District.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of Mount Vernon Country Club Metropolitan District approve and direct that:

\* New bank accounts will be opened to completely segregate Club and District operations, as well as direct deposit accounts from governmental entities;

\* All billings for Proprietary Members’ fees (such as contributions to the General Fund, trash collection, and payments to the restricted Water, Fire Mitigation and Transportation reserve funds) be prepared and sent out by Community Resource Services of Colorado (CRS), and all payments of these amounts be received, and disbursements of these funds be made by CRS;

\* All billings for Proprietary Member and non-Proprietary Member Club dues and charges be prepared and sent out by the Club’s accounting department, and all payments of these amounts received will be recorded and processed by said accounting department, and disbursements of these funds be made by CRS accounting staff.

The foregoing Resolution was approved and adopted this 15<sup>th</sup> day of October, 2020.

MOUNT VERNON COUNTRY CLUB  
METROPOLITAN DISTRICT

By: R. Thomas Weimer  
R. Thomas Weimer, President

Attest:

Gail M. Denny McGowan  
Gail McGowan, Secretary