

MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT  
MOUNT VERNON COUNTRY CLUB CORPORATION

BOARDS OF DIRECTORS REGULAR MEETINGS  
APRIL 15, 2021

The Boards of Directors of Mount Vernon Country Club Metropolitan District and MVCC Corporation held their monthly Regular Meetings by telephonic meeting on Thursday, April 15, 2021.

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; Sue Blair and Marcos Pacheco of CRS; General Manager John Stebbins, and Secretary Gail McGowan participated via Zoom. Present for all or part of the meeting were Gina Astorino, Jestin Gieck, Eric Grossman, Mike/Julie Keating, Page Lambert/John Gritts, Bill McFarlane, Joyce Nelson, Rachel Price, Ben/Heidi Reynolds, Jeff/Kitty Richie, Dick/Cheryl Shaw, and Scott Valent. Bob Fager, the new Chief of the Highland Rescue Team Ambulance District was also present.

MVCC Metro District Business

**Approval of Minutes**

Upon motion duly made by John Stringer, 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 MARCH 18, 2021 WERE APPROVED, AS WRITTEN.

**Financial Reports**

Mount Vernon Canyon Club: Because the limiting COVID restriction of social distancing is still in place, Mount Vernon continues to have to operate at less than full occupancy. Jeffco has put out a notification that, if there is not a surge in COVID-19 hospitalizations, it will lift the 6-foot distancing restrictions on May 16 and we will be able to be back to full occupancy

Membership sales, and bookings for weddings, business meetings, and other events are currently strong for 2021, with 114 weddings and an increasing number of small business meetings being scheduled.

Metro District: The April 7, 2021 Cash Position Summary, and March 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.

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 \$133,954.50 FOR THE PERIOD MARCH 22 TO APRIL 6, 2021; AND METRO DISTRICT CLAIMS OF \$10,015.63 FOR THE PERIOD MARCH 22 TO APRIL 5, 2021.

### **District Operations**

#### **Land Sales Update**

The ninth and final parcel to be sold under the *1980 Land Use Plan* approvals is under contract and is scheduled to close in late May.

#### **Water System Updates**

##### **Wastewater Treatment Permit:**

Following a meeting with the regulators of the CDPHE, a tentative agreement was reached that will allow going forward with adding additional chlorination to the system, allowing the District to continue using the existing system. Other application changes include night-only operations and signage warning people to avoid the applications areas during operation. It was agreed that the District will have until the spring/summer of 2022 to get its new permit.

##### **Water-Tank, Tower Hill:**

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 RATIFIED THE APPROVAL OF A CAPITAL EXPENDITURE OF \$6,575 FROM THE WATER RESERVE FUND TO *COLEMA INDUSTRIAL SERVICES* FOR PREPARATORY WORK BEFORE AND AFTER INSTALLATION OF THE NEW LINER. A FULL INTERIOR POWER-WASH, CLEANOUT AND INSPECTION OF THE WATER TANK. THE AGREEMENT WILL INCLUDE WELDING A LIP FOR THE NEW BLADDER TO BE ATTACHED AND "BUTTONING" THE TANK BACK UP WITH A NEW MANWAY GASKET.

#### **Metro District-Owned House at 25201 Centennial Trail**

The Metro District-owned house at 25201 Centennial Trail is currently vacant. Both interior and exterior repairs and improvements will be needed to bring the house up to a marketable, rentable condition.

Upon motion duly made by John Stringer, seconded, and unanimously approved by a vote of 5-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT APPROVED MOVING AHEAD WITH NECESSARY REPAIRS AND IMPROVEMENTS TO THE HOUSE AT 25201 CENTENNIAL TRAIL AND WITH SOLICITING INTEREST AMONG THE PROPRIETARY COMMUNITY TO ESTABLISH A SECOND "INVESTOR GROUP" TO PARTICIPATE IN FUNDING \$35,000 FOR NEEDED REPAIRS. INVESTORS

*WILL INDIVIDUALLY ENTER INTO ADVANCE AND REIMBURSEMENT AGREEMENTS FOR REPAIR AND MAINTENANCE COSTS.*

A separate bank account will be opened for these deposits and disbursements, and a separate accounting of expenditures be provided as part of the monthly financial statements.

**Roads/Trails Use**

There was initial discussion about how to curb unauthorized entry onto and use of the District's roads and trails, including installing gates and signage at the East, West, Cody Park, and Mistletoe Gates and how to manage enforcement.

**Future of Clubhouse/Recreation Enterprise**

In response to a 2020 survey of Metropolitan District homeowners, preferred options for the future of the Clubhouse/Recreation Enterprise operations were to retain the present business model with a different operator or owner, or to sell the property and business. An appraisal was conducted to determine the Club's financial value, to be followed with testing the market to determine the accuracy of the valuation, what type of business model might be of interest to a potential new operator or owner, and the feasibility of a potential sale.

Upon motion duly made by Charlotte Abel, seconded, and unanimously approved by a vote of 5-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT APPROVED OF ENGAGING WITH THE COMMERCIAL REAL ESTATE FIRM OF *NAI HIGHLAND LLC* TO DETERMINE THE FEASIBILITY OF A POTENTIAL SALE OR PARTNERSHIP AND AUTHORIZED PRESIDENT TOM WEIMER TO EXECUTE AN EXCLUSIVE LISTING CONTRACT ON BEHALF OF THE METROPOLITAN DISTRICT.

**May Board Meeting**

The next regular meeting of the District and Corporation Boards is scheduled for Thursday, May 20, 2021 at 7:00 p.m.

**Board Letter**

A Board Letter will be prepared and will include financial and membership updates; land sales update; Clubhouse Enterprise Broker Agreement; and 2021 Board meeting dates.

**Mount Vernon Country Club Corporation Business**

**Spraying for Mountain Pine Beetle**

Homeowners will have an opportunity to have trees on their properties sprayed for mountain pine beetle.

**Childcare Services**

The Board considered a resident's request to be allowed to offer limited childcare services at their home rented from Sherry Lydon.

BOARD OF DIRECTORS

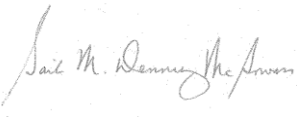
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Upon motion duly made by John Stringer, seconded, and unanimously approved by a vote of 5-0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB CORPORATION, INVOKING THE AUTHORITY GRANTED TO THE BOARD BY THE MVCC CORPORATION BYLAWS §6, WITH THE KNOWLEDGE AND APPROVAL OF THE HOMEOWNER, AND SUBJECT TO COMPLIANCE WITH ALL JEFFERSON COUNTY REGULATIONS, APPROVED THE REQUEST OF HEIDI REYNOLDS TO BE ALLOWED TO TAKE CARE OF UP TO FOUR (4) CHILDREN AS A SELF-EMPLOYED NANNY AT 25999 STELLER'S JAY ROAD, GOLDEN, COLORADO.

The Regular Meeting of the Board of Directors of Mount Vernon Country Club Metropolitan District was reconvened and there being no further business to come before the Board, the meeting was adjourned at 10:00 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Gail M. McGowan". The signature is written in dark ink on a light-colored background.

Gail M. McGowan, Secretary