

MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT  
MOUNT VERNON COUNTRY CLUB CORPORATION

BOARDS OF DIRECTORS REGULAR MEETINGS  
AUGUST 19, 2021

The Boards of Directors of Mount Vernon Country Club Metropolitan District and MVCC Corporation held their monthly Regular Meetings at the Mount Vernon Country Club, 24933 Clubhouse Circle, Golden, Colorado, on Thursday, August 19, 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; Secretary Gail McGowan; General Manager John Stebbins; Sue Blair and Marcos Pacheco of CRS; Proprietary Members Gina Astorino, Rebecca Daprato/Matt Kelley, Kim/Jon Hassinger, Kelly Hildreth, Anna/Justin Kahn, Janet Perriman, and Monika von Glinski were in attendance for all or part of the meeting. Dick Shaw attended by teleconference.

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 JULY 15, 2021 WERE APPROVED, AS WRITTEN.

**Financial Reports**

Mount Vernon Canyon Club:

The financial forecast of Clubhouse operations, reports of membership Initiation Fees and dues, and the PACE Report were reviewed by the General Manager. Cash analyses for the Clubhouse and Metro District as of July 31, 2021 were presented by the Treasurer.

Capital Expenditures: The following actions were taken for expenditures for capital improvements for the Clubhouse and recreational facilities:

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 AUTHORIZED AND APPROPRIATED CAPITAL FUNDS TOTALING \$70,395 FOR THE FOLLOWING:

1. Covers for the clay tennis courts ..... \$ 7,500
2. Gas heaters for the paddle courts ..... 27,000
3. Six-inch rain gutters for the Clubhouse ..... 16,100
4. Computer for the Food and Beverage Department ..... 1,750

BOARD OF DIRECTORS

August 19, 2021

Page 2

- 5. Glass window replacements for the Clubhouse Main Dining Room ..... 5,545
- 6. Covers for outdoor furniture ..... 2,500
- 7. Fabric replacement for pool furniture (40 chairs)..... 10,000

Metro District: The August 11, 2021 Cash Position Summary, and July 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 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 CANYON CLUB CLAIMS TOTALING \$170,717.78 FOR THE PERIOD JULY 21 TO AUGUST 20, 2021; AND METRO DISTRICT CLAIMS OF \$71,631.55 FOR THE PERIOD JULY 27 TO AUGUST 10, 2021.

**District Operations**

**Water System Updates**

Tower Hill Water Tank: A small seepage has been detected at the base of the water tank, necessitating draining the tank to inspect the new tank lining and making any necessary repairs. Inspections to assess the stability of the soil under the tank were done on August 18.

The application for the Water Treatment Facility license will be filed in September.

Paving of Centennial Trail: Full discussion of, and Board action on the General Services' recommendation to pave Centennial Trail were deferred to the September Board meeting. Some of the most frequent comments received from residents were summarized:

- \* Need a more comprehensive Capital Improvement Plan, detailing priorities and costs;
- \* Need comparison of costs of maintaining gravel and paved roads;
- \* Concerns regarding increased access and speeds;
- \* Compromising the rural aspect of the community;
- \* Improve fire access in areas of Club by widening roads or creating pull-off areas.

**Controlling Unauthorized Trail Use:**

Upon motion duly made by Andrew Price, seconded, and approved by a vote of 5/0, THE BOARD OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT AUTHORIZED THE PURCHASE OF SIGNAGE THAT CLEARLY INDICATES THAT USERS ARE ON PRIVATE PROPERTY AND THAT TRESPASSERS WILL BE PROSECUTED; THE PURCHASE OF FAKE SECURITY CAMERAS TO BE USED ON SELECTED MOUNT VERNON TRAILS; AND MOVING FORWARD WITH CLOSING ACCESS TO CODY PARK WITH A GATE AND FENCING.

**General Services**

The General Services Committee Chair reported that improvements to Metro District-owned houses are nearing completion; culverts have been cleaned out; road base has been applied to smooth out ruts; and common-area fields have been mowed for weed control.

**Real Estate Committee Recommendations**

The Board considered a Proprietary Member's request to 1) be allowed to subdivide her property in order to sell two separate homesites; or 2) be allowed to use the second house on her property as a full-time rental property. Following discussion and consideration of Jefferson County regulations, and acting on the recommendations of the Real Estate Committee,

Upon motion duly made by Walter Crawford, seconded, and approved by a vote of 5-0, THE BOARDS OF DIRECTORS OF MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT AND MOUNT VERNON COUNTRY CLUB CORPORATION DENIED THE PROPERTY OWNER'S REQUESTS TO 1) SUBDIVIDE THE PROPERTY KNOWN AS 211 MISTLETOE ROAD, GOLDEN, COLORADO [Corporation Bylaws §1.2(b) and §1.4(d)]; OR 2) TO ALLOW EITHER OF THE TWO HOMES ON PARCELS A AND B (AS DESIGNATED ON THE EVERGREEN SURVEYING, INC.'S SURVEY DATED AUGUST 4, 1999 AND RECORDED IN JEFFERSON COUNTY ON AUGUST 12, 1999) TO BE USED OR MARKETED AS A SEPARATE RENTAL OR SECOND DWELLING UNIT. THE EXISTING STRUCTURES ON THE PROPERTY ARE TO REMAIN AS A "SINGLE RESIDENCE WITH A GUESTHOUSE" [as defined in Corporation Bylaws §8.5].

**September Board Meeting**

The next regular meeting of the District and Corporation Boards is scheduled for Thursday, September 16, 2021 at 7:00 p.m. at Mount Vernon Canyon Club.

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

**Mount Vernon Country Club Corporation**

**Approval of Minutes**

Upon motion duly made by Andrew Price, seconded, and approved by a vote of 5-0, THE MINUTES OF THE AUGUST 9, 2021 MOUNT VERNON COUNTRY CLUB SPECIAL COMMUNITY MEETING OF PROPRIETARY MEMBERS CALLED TO DISCUSS THE PAVING OF CENTENNIAL TRAIL WERE APPROVED, AS WRITTEN.

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

BOARD OF DIRECTORS

August 19, 2021

Page 4

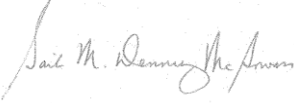
Mount Vernon Country Club Metropolitan District

**Board Letter**

A Board Letter will be prepared and will include financial and membership updates; community Holiday Party date; Board Secretary position; introduction of new residents; information on Centennial Trail paving; fire-mitigation grant volunteer; and 2021 Board meeting dates.

There being no further business to come before the Boards, the meetings of MVCC Metro District and Corporation were adjourned at 9:45 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