

MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT
MOUNT VERNON COUNTRY CLUB CORPORATION

BOARDS OF DIRECTORS REGULAR MEETINGS

September 21st, 2023

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, September 21st, 2023.

The meeting was called to order by President Bill McFarlane at 6:01 p.m.

Record of Attendance: Board members Bill McFarlane, Cheryl Shaw, Jon Hassinger, and Julie Keating; General Manager Ryan Wolf, and Molly Couture of CRS. Proprietary Members Walter Crawford, Rod Vaughn, Dick Shaw, Eric Grossman, (ZOOM), Susie Bogard, Monika von Glinski, and Gail McGowan were in attendance for all or part of the meeting. Justin Doty and Danell Doyle (emergency responders) were in attendance for all or part of the meeting.

MVCC Metro District Business

Approval of Agenda

Upon motion duly made by Jon Hassinger, seconded, and approved by a vote of 5-0, THE AGENDA OF THE MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT and CORPORATION BOARDS OF DIRECTORS' REGULAR MEETINGS FOR SEPTEMBER 21ST, 2023 WAS APPROVED, AS AMENDED.

Approval of Minutes

Upon motion duly made by Julie Keating, 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 AUGUST 24, 2023 WERE APPROVED, AS WRITTEN.

Upon motion duly made by Julie Keating, seconded, and approved by a vote of 5-0, THE MINUTES OF THE MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT and CORPORATION BOARDS OF DIRECTORS' SPECIAL MEETINGS OF SEPTEMBER 8, 2023 WERE APPROVED, AS WRITTEN.

Upon motion duly made by Julie Keating, 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 27TH, 2023 WERE APPROVED, AS AMENDED, TO ACCOUNT FOR AUDIT LANGUAGE.

Public Comment

Monika von Glinski shared a comment on a leach field and brought up the issue to the Board. She has concerns about the erosion of this area due to the tree removal. Bill McFarlane recommended sending a written letter to the homeowner with Committee input.

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Fire Emergency Response Presentation

Justin Doty and Danell Doyle from emergency response organizations in the area requested use of District land to run a training for an active fire in this area with new equipment. Danell fielded questions from the Board. The Board will receive notes on the proposal and will review in the upcoming month.

Financial Reports

Mount Vernon Canyon Club:

The General Manager reviewed reports of variances to Budget for Club operations, Dues Added/Lost, membership Initiation Fees and dues, and the PACE Report; and reviewed a preliminary 2023 forecast for Clubhouse/recreation operations. Ryan Wolf also discussed New Memberships, Resignations, fitness center updates, and capital projects.

Metro District: The September 18, 2023 Cash Position Summary, and August 31, 2023 Combined Balance Sheet, Statements of Revenues, Expenditures and Change in Fund Balance for all funds, delinquent-account reports, and profit calculations were reviewed with the Board. Cheryl Shaw shared an update regarding the Conservation Easement.

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

Upon motion duly made by Barbara 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 \$239,073.65 FOR THE PERIOD AUGUST 19 TO SEPTEMBER 18, 2023; AND METRO DISTRICT CLAIMS OF \$44,504.17 FOR THE PERIOD AUGUST 19 TO SEPTEMBER 18, 2023.

Public Hearing – 2022 Budget Amendment

Having confirmed that proper notice of a public meeting had been published or posted in accordance with the law, Bill McFarlane opened the Public Hearing for comments.

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

Upon motion duly made by Jon Hassinger, seconded, and approved by a vote of 5-0, the *Resolution to Amend 2022 Budget* was adopted by the Board. The executed *Resolution*, in its entirety, is attached hereto as Exhibit A and made part of these Minutes.

District Operations

CRS Manager's Report:

Molly Couture shared updates regarding upcoming grant opportunities, reviewed the SDA Conference, and a new annual requirement from the state for all Districts with residents, and MVCCMD already has a date set for the Annual Meeting on Nov. 29 to fulfill this requirement.

Water System Update:

Julie Keating and Tom Weimer shared updates from the Water Committee Meeting including reviewing upcoming priorities, water mapping in the District, District wastewater treatment facility usage of residents, and hydrant testing.

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Commissioned Art Piece Recommendation:

Susie Bogard presented the recommendation to the Board to commission an art piece in honor of the 100 Year Celebration. The Board was generally supportive of this idea, and the group will work on next steps for fundraising this project.

General Services Monthly Report

Dick Shaw reported for the General Services. There were updates regarding road repairs, water fund projects, electrical project completion, the Five Points Traffic Circle, budget submission, signage, parking concerns, the Five Points ice skating rink, and upcoming recommendations from the Committee. There was an update from the *Storage Area Improvement Subcommittee* about changes to the surface area and next phases of their project. He presented on behalf of the *Safety and Security Subcommittee* about cameras and future proposals.

October 19, 2023 Board Meeting

The next meeting of the District and Corporation Boards will be held at 6:00 p.m. on Thursday, October 19, 2023 at the Mount Vernon Canyon Club.

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

Mount Vernon Country Club Corporation

Real Estate Committee

Bill McFarlane shared a recommendation from the Real Estate Committee the need for a demand letter for a resident for compliance of new construction and reclamation of the road built on District land. He will be reaching out directly to the resident and will require a timeline for completion.

Tenant Registration – Hix House

The *Application for Tenant Registration* for new tenants, James Behrens, in the Hix house at 594 Chickadee Road was acknowledged by the Board for record.

The *Application for Tenant Registration* for new tenants, Forrest and Darla Vollrath, in the Barzilai house at 206 Shadow Ln. was acknowledged by the Board for record.

Stewardship Committee:

Rod Vaughn shared updates about fuel break projects, 2024 grant applications, and funding needs and opportunities. The Board reviewed the recommendation prohibiting the use of District trails by mountain bikers, and they will consider this in conjunction with information from the *Safety and Security Subcommittee* as well as additional input from the PM community.

Other:

There was a request from James Wood to have a gathering of members who contributed to the Conservation Easement project to have an acknowledgement of their efforts. The Board was in favor of this event and supporting the Metro District's funding of part of the event.

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

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Mount Vernon Country Club Metropolitan District

Board Letter

A Board Letter will be prepared and will include financial updates; District and Club Operations updates; Board Meeting Dates, a Five Points Traffic Circle Update, Trailer parking update, and Board Meeting Proposal Processes.

There being no further business to come before the Boards, the meetings of MVCC Metro District and Corporation were adjourned at 9:03 p.m.

Respectfully submitted,

DocuSigned by:
Molly Couture
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Molly Couture, Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL SEPTEMBER 21ST, 2023; MINUTES OF THE MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT AND CORPORATION BY THE PRESIDENT OF THE BOARDS OF DIRECTORS SIGNING BELOW:

DocuSigned by:
Bill McFarlane
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William McFarlane

10/27/2023

Date

**RESOLUTION TO AMEND 2022 BUDGET
MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT**

WHEREAS, the Board of Directors of the **MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT** appropriated funds for the fiscal year 2022 as follows:

General Fund	\$ 556,214
Water Fund	\$ 231,217
Recreational Clubhouse Facility	\$ 4,256,385

and;

WHEREAS, the necessity has arisen for additional expenditures or appropriations requiring the expenditure of funds in excess of those appropriated for the fiscal year 2022; and

WHEREAS, the expenditures are a contingency which could not have been reasonably foreseen at the time of adoption of the budget; and

WHEREAS, the necessity has arisen for additional appropriations and expenditures of funds as reflected by satisfactory evidence presented to the Board of Directors at this meeting and set out in the amended budget attached hereto as **Exhibit A**; and

WHEREAS, funds are available for such expenditures from revenue funds available to the District; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget amendment was available for inspection by the public at a designated public office, a public hearing was held on September 21, 2023, and interested electors were given the opportunity to file or register any objections to said proposed budget amendment.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the **MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT** shall, and hereby does, amend the budget for the fiscal year 2022 as follows:

Water Fund	\$ 451,082
Recreational Clubhouse Facility	\$4,644,728

BE IT FURTHER RESOLVED, that such sums are hereby appropriated from the revenues of the District to the Funds referenced above for the purposes stated.

Adopted this 21st day of August 2023.

MOUNT VERNON COUNTRY CLUB
METROPOLITAN DISTRICT

DocuSigned by:

Bill McFarlane

By:

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William McFarlane, President

ATTEST

DocuSigned by:

Cheryl Shaw

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Cheryl Shaw, Treasurer

EXHIBIT A
(Amended Budget for Fiscal Year 2022)

EXHIBIT A

**MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT
WATER ENTERPRISE FUND
2022 BUDGET AMENDMENT**

	BUDGET AMOUNTS	
	ADOPTED	AMENDED
REVENUES		
Interest	\$ 100	\$ 3,425
Water service fees - Club	37,080	37,080
Water reserve	65,340	65,340
Water service fees - homeowners	185,400	185,400
Total revenues	<u>287,920</u>	<u>291,245</u>
EXPENDITURES		
General and administration		
Administrative	2,400	2,400
Engineering	3,000	3,000
Legal	3,600	3,600
Liability insurance	20,640	25,000
Management and accounting	20,000	16,000
Miscellaneous	500	
Water consultants	5,000	5,000
Water operator	20,000	31,000
Water operator - parts and repairs	60,000	56,000
Operations and maintenance		
Utilities - electrical power	15,500	18,000
Repairs and maintenance	20,000	50,000
Debt service		
Principal	5,000	6,000
Interest	9,295	9,300
Capital projects		
Meter installation	25,000	-
Ridgeway waterline	-	225,500
Total expenditures	<u>209,935</u>	<u>450,800</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>77,985</u>	<u>(159,555)</u>
OTHER FINANCING SOURCES (USES)		
Bank fees	(30)	(30)
County treasurer fees	(252)	(252)
Property taxes	16,799	16,799
Transfer from General Fund	18,687	-
Water lease	(21,000)	-
Total other financing sources (uses)	<u>14,204</u>	<u>16,517</u>
NET CHANGE IN FUND BALANCE	92,189	(143,038)
FUNDS AVAILABLE - BEGINNING OF YEAR	<u>195,186</u>	<u>209,466</u>
FUNDS AVAILABLE - END OF YEAR	<u><u>\$ 287,375</u></u>	<u><u>\$ 66,428</u></u>

EXHIBIT A

**MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT
RECREATIONAL CLUBHOUSE FACILITY
2022 BUDGET AMENDMENT**

	BUDGET AMOUNTS	
	<u>ADOPTED</u>	<u>AMENDED</u>
REVENUES		
Activities and recreation	\$ 22,500	\$ 86,500
Food and beverage	2,573,200	2,727,500
Late charges	27,000	55,700
Membership social dues and fees	1,422,987	1,502,600
Pool	45,025	39,000
Racquets	84,500	101,300
Wellness	5,950	4,500
Interest	-	7,700
Total revenues	<u>4,181,162</u>	<u>4,524,800</u>
EXPENDITURES		
General and administrative		
Accounting and HR	136,500	125,700
Activities and recreation	7,750	19,500
Facility maintenance	90,000	136,500
Food, beverage and merchandise	861,360	914,000
General and administrative	383,245	580,000
Membership	26,800	20,500
Payroll	2,294,052	2,300,000
Pool operations	24,800	38,500
Racquets	22,650	21,100
Utilities	194,335	115,000
Wellness	4,794	9,500
Debt service		
Principal	26,000	31,052
Interest	52,805	52,082
Capital expenditures		
Capital outlay	<u>130,000</u>	<u>280,000</u>
Total expenditures	<u>4,255,091</u>	<u>4,643,434</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(73,929)</u>	<u>(118,634)</u>
OTHER FINANCING SOURCES (USES)		
Bank fees	(120)	(120)
County treasurer fees	(1,174)	(1,174)
Property taxes	78,240	78,240
Transfer from other funds	-	41,688
Total other financing sources (uses)	<u>76,946</u>	<u>118,634</u>
NET CHANGE IN FUND BALANCE	3,017	-
FUNDS AVAILABLE - BEGINNING OF YEAR	<u>36,916</u>	<u>-</u>
FUNDS AVAILABLE - END OF YEAR	<u><u>\$ 39,933</u></u>	<u><u>\$ -</u></u>