

MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT
MOUNT VERNON COUNTRY CLUB CORPORATION

BOARDS OF DIRECTORS REGULAR MEETINGS

December 5th, 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 Tuesday, December 5th, 2023.

The meeting was called to order by President Bill McFarlane at 6:03 p.m.

Record of Attendance: Board members Bill McFarlane, Cheryl Shaw, Jon Hassinger, Barbara Crawford, and Julie Keating; General Manager Ryan Wolf, and Molly Couture of CRS; Proprietary Members Walter Crawford, Susan and Dirk Applegate, Sharon McFarlane, Monte Deckard, George and Nancy Crego, Jane Stevens, Rod Vaughn, David Lee, Andrew Price, Monika VonGlinski, Andy Dufford, and Gail McGowan in person; and Page Lambert, Kathleen Hildreth, Tom Weimer, Eric Grossman, Bob & Margie Howe, and Michael Rivera from Streamline Webservices, via Zoom, 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 DECEMBER 5, 2023 WAS APPROVED, AS AMENDED TO INCLUDE APPROVAL OF THE SEMI-ANNUAL MEETING MINUTES DURING THE CORPORATION PORTION OF THE AGENDA.

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 NOVEMBER 16, 2023 WERE APPROVED, AS WRITTEN.

Public Comment

Andrew Price shared disappointment about the tone and engagement from community members at the semi-annual meeting. He addressed his concerns with the way in which committee issues were addressed by proprietary members, and shared characteristics of committees that he believes are important for the community.

Gail McGowan shared that committee member names used to be in the directory and recommended we add that information back in to increase communication.

Susan Applegate shared her thoughts on committees, that they should be open for all community members to join.

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George Crego asked questions about the next steps regarding the roundabout, specifically regarding polling for input, consideration for removal, and concerns on safety of the roundabout.

Nancy Crego had a proposal for advisory positions to include more comments without needing to be on the Board.

Woodsmoke Lane

Julie Keating shared the framing for the options the Board is considering when it comes to a decision for plowing Woodsmoke Lane. Monte Deckerd shared the challenges of plowing these roads for volunteers and employees. Andrew Price echoed those sentiments, as did Bill McFarlane. Susan Applegate asked probing questions about the challenges of this turnaround.

Jane Stevens shared other concerns about this plowing and the impact on the fire hydrant access. Susan Applegate affirmed that she wants to discuss options to ensure safety including being open to tree removal, if necessary, but wants to make sure options are discussed.

Bill McFarlane shared that he spoke with a contractor Mark Dykes about options to make the space safer by increasing the space for snow plowing. This would also require driveway repairs. Jon Hassinger confirmed understanding on the process for next steps. Cheryl Shaw wanted to have information on the budget for this project, and Bill McFarlane shared some initial quotes from the contractor. Jon Hassinger named that funding for the project could potentially be included in the FEMA grant.

David Lee shared concerns with the locations of the fire hydrants and the risk if the road is not maintained. He asked for fire hydrant implications to be considered in the proposal matrix. Jane Stevens raised a few concerns about her property as well as the access to the fire hydrant and the requirements from Foothills Fire District.

Susan Applegate shared the importance of the road and its uses and asked that the matrix of proposals be shared with all residents. Dirk agreed with the ideas that Susan had around bringing on more General Services employees and was concerned about volunteers versus employees. Cheryl Shaw commented on the duties of treasurer when considering these decisions.

Susan Applegate asked for the plan for plowing Woodsmoke Lane until a decision is made, and also for a way to contact General Services in the event of a need.

Sharon McFarlane asked about the number of residents who have two access points. Julie Keating named that she will bring the draft to the members of the District who were in attendance to move things forward.

Streamline Webservices

Molly Couture introduced Michael Rivera to the Board to provide a demo of the Streamline services website. There were questions from the Board and members of the community. Monika VonGlinski recommended engaging members of the community to support with running the website. Dave Lee agreed to meet with Jon Hassinger and Molly Couture to attend the onboarding session with Streamline.

Financial Reports

Mount Vernon Canyon Club:

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The General Manager reviewed reports of Wedding Events Booked, Comparisons, the PACE Report, and a 2023 Forecast. There was collective appreciation for Ryan Wolf's efforts in budget management of the Clubhouse.

2024 Budget Ratification

Cheryl Shaw shared context of how the Budget is drafted and the updated timelines of the assessed valuation.

Walter Crawford elaborated on the financial summary for the Clubhouse.

District Operations

CRS Manager's Report:

Molly Couture shared the waiver from the Pool and Liability regarding the ice rink. Julie Keating recommended that the Activities Committee be asked to take on revision of the waiver and communication around the ice rink.

Water System Update:

Tom Weimer shared updates regarding the augmentation field being closed due to the season. He shared that there are record numbers of surplus, and the District will start the 2024 Water Year with a zero. This means we will not be buying any water.

He shared that the pump automation project is delayed, and he shared his thoughts on timeline for completion and shared concerns with timeliness from ORC for project completion. Fire hydrant testing has yet to occur, and there was a recommendation to put pressure on them to complete this project, as well as testing the pump at the top of Tower Hill, or find a new contractor to complete this. Molly Couture will contact Gabby Begemen from ORC to discuss timelines.

Julie Keating shared an update regarding the Water Service Line Inventory. There are 20-30 remaining homes to get documentation on what the line is. She proposed that she solicit some support from the community in getting the remaining documentation. Tom Weimer reminded the Board of the challenges of finding some of the remaining lines and that they may be hidden. Julie Keating named that there will be support from ORC on communications and templates to support volunteers in this outreach. Monika VonGlinski volunteered to be a part of the group to track down this information.

Stewardship Committee Update:

Rod Vaughn recommended Page Lambert to Stewardship Committee. There were comments of support of this, especially in regards to Page Lambert's strengths as a writer to support future grant opportunities. The Board is in support of this appointment. Monika VonGlinski asked about an issue with erosion on a proprietary member's property, and Rod Vaughn had an update about how the homeowner will be addressing this issue.

Ad Hoc Communication Committee:

Jon Hassinger shared the idea of how the Board is communicating with the District, especially when it comes to document management to prevent re-creating documents that are needed for reference by the Board. He named that it would need to be further defined and volunteers would be needed. Nancy Crego shared an idea around committees providing minutes. Dirk Applegate shared thoughts on committee participation, and the historical context of smaller community gatherings. George Crego shared his thoughts on Committee organization, as well. Dirk Applegate then shared that committees are good starting points at engaging some younger members of the community, and Cheryl Shaw said that she

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worked to engage this group of people and couldn't secure board applications yet. Walter Crawford also shared his concerns about how the community engaged at the community meetings. Sharon McFarlane recommended Ryan Wolf to share strategies in engaging the younger community.

General Services Monthly Report

Bill McFarlane shared the resignation of Dick Shaw. Bill McFarlane will take on the role of the General Services chair in his leave. Dirk Applegate brought bylaw and policy requirements regarding committees, and Molly Couture named the overlap between the documents. There was discussion about the cost and challenges of bylaw reviews. Bill McFarlane as the General Service interim chair said that while the long-term resolution is finalized with Woodsmoke Lane, General Services and volunteers will continue to follow the snowplow priority list and do their best to plow District roads with safety in mind.

Andy Dufford was introduced to discuss the Five Points Traffic circle. He discussed the process of public design process in how to engage the community in an Ad Hoc Five Points Assessment Committee. He asked the Board for approval for moving forward with this plan. Bill McFarlane has further questions about stakeholder engagement. There was approval from the board with the exception of Cheryl Shaw who abstained due to how employees and family members have been treated by some proprietary members in the process thus far. Andy Dufford will work with Jon Hassinger to keep the Board informed. Kelly Hildreth recommended that Linda Wagner be engaged in this process.

Executive Session

ADJOURN INTO EXECUTIVE SESSION Pursuant to §24-6-402(4)(e), C.R.S. to receive legal advice, develop negotiating positions, strategy, or instruct negotiators.

Motion duly made by Jon Hassinger to move into Executive Session at 9:15 p.m. seconded, and, upon vote, unanimously carried, the Board moved to Executive Session to review and discuss contract negotiations regarding the General Services Contract.

Motion duly made by Barbara Crawford to move out of Executive Session at approximately 10:05 p.m., seconded, and, upon vote, unanimously carried, the Board moved to return to the regular Agenda.

Bill McFarlane asked for the Board's support in retaining Kenny Brossman by preparing a competitive compensation package for the General Services manager position. Bill McFarlane and Walter Crawford will work on next steps together. The Board supported these next steps.

January 18th, 2023 Board Meeting

The next regular meeting of the District and Corporation Boards will be held at 6:00 p.m. on Thursday, January 18th at the Mount Vernon Canyon Club.

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

Mount Vernon Country Club Corporation

Semi-Annual Meeting Minutes Approval:

Approval of Minutes

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Upon motion duly made by Barbara 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' SPECIAL SEMI-ANNUAL MEETING OF NOVEMBER 29, 2023 WERE APPROVED, AS WRITTEN.

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

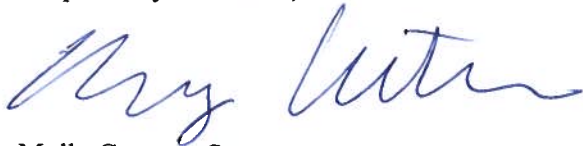
Mount Vernon Country Club Metropolitan District

Board Letter

A Board Letter will be prepared and will include financial updates; District and Club Operations updates; Policy Reminders, Board Meeting Dates, Streamline Webservices, Budget Approval, Ice Rink Waiver FYI, Ad Hoc Committee Formation for Five Points (FYI), and Volunteers Needed section.


There being no further business to come before the Boards, the meetings of MVCC Metro District and Corporation were adjourned at 10:22 p.m.

Respectfully submitted,



Molly Couture, Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL DECEMBER 5TH, 2023, MINUTES OF THE MOUNT VERNON COUNTRY CLUB METROPOLITAN DISTRICT AND CORPORATION BY THE PRESIDENT OF THE BOARDS OF DIRECTORS SIGNING BELOW:

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William McFarlane

2/15/24
Date