

**FOUNDERS VILLAGE MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 19, 2015**

CALL TO ORDER/ROLL CALL

The Board of Directors for the Founders Village Master Association, Inc., met at the Ridge House on March 19, 2015. The meeting was called to order at 6:00 p.m. by Director Lee. Directors present were Lee, Thompson, Ormond, Armstrong, Cleavland and Valdez. Also in attendance were various members of the public and James Fletcher representing PCMS.

DISCLOSURE OF POTENTIAL CONFLICT INTEREST:

It was noted that all general disclosure statements have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Associations corporate files.

OPEN FORUM

The floor was opened to the homeowners for comments, suggestions and questions for the Board's consideration. Comments were related to a past due account and the covenant violations related to the account.

OFFICER REPORTS

RECORD OF PROCEEDINGS

The first item of business was the review and adoption of the record of proceedings for the Board of Directors meeting minutes for October 23, 2014. Upon final review, motion was made, seconded and with no public comment unanimously passed to approve the Board of Directors meeting minutes for October 23, 2014.

FINANCIAL REVIEW

The unaudited financial and delinquency reports through January 31, 2015 were presented and reviewed by James Fletcher. Upon final discussion, motion was made and seconded and with no public comment, unanimously passed to accept the financials and file for audit the financial and delinquency reports for the months ending through January 31, 2015.

LEGAL REPORTS

The Board was provided with the legal report for the month.

RIDGE HOUSE/YMCA

Shannon Hoyt was in attendance for the YMCA and updated the Board on the upcoming events, below is a list of events:

Craft Fair March 28

Easter Egg Hunt April 4

Pool Opening Party May 23

July 4th Party July 4th

Summer Party July 25

Pool Closing Party September 5

Shannon has requested funding for improvements to the Ridge House. After discussion, a motion was made, seconded and with no public comment unanimously passed to approve the contract from Fuchsia Design for the interior design work with a \$10,000.00 budget.

The Board discussed extending the pool closing until a couple of weeks into September. They will monitor the weather for the extended days.

RIDGE HOUSE/YMCA CONTINUED

The Board also discussed the morning adult swim. At this time, adult swim will need to have a head person to hold a key for others to be able to enter the pool area.

The Board discussed the rentals for the Ridge House. At this time, rentals for the Ridge House will be billed to residents at \$25.00 for three (3) hours and \$50 for non-residents for three (3) hours. Rentals will be open for all types, for profit included.

Shannon brought to the Board's attention a few of the pool rules that need some adjustments specifically the age restriction. After discussion a motion was made, seconded and with no public comment unanimously passed to move the age from 14 to 12.

The Board was presented with proposals for the painting of the hallway and office of the Ridge House. After review, a motion was made, seconded and with no public comment unanimously passed to approve the contract from Tim Hoyt, the husband of the YMCA's Shannon Hoyt, pending the inclusion of the paint cost using SW8686.

COMMITTEE REPORTS

Metropolitan District Liaison

No update was presented for the month.

Town of Castle Rock Updates

No update was presented.

AdHOC Guideline Review Committee:

The Committee is still trying to set a date for their meeting.

Brandon Lee was in attendance and offered to help the Committee. After review, a motion was made, seconded and with no public comment unanimously approved the appointment of Brandon Lee to the Committee.

Architectural Control Committee:

The Committee received a resignation from Katie Cleveland. After review, a motion was made seconded and with no public comment unanimously passed to accept the resignation from Ms. Cleveland.

Brandon Lee was in attendance for the Committee along with his wife Kara Lee. The Lee's would like to switch positions on the AC. After review, a motion was made seconded and with no public comment unanimously passed to appoint Ms. Kara Lee to the committee replacing Brandon Lee.

Renee Armstrong updated the Board regarding the paint books. She will be taking the new colors to Sherwin Williams for them to create a new color book for the Board's review. She will have the book available by April 6, 2015.

Communications Committee:

The Board discussed the website, Mr. Fletcher explained to the Board that PCMS has a website for Founders Village. The Board agreed to just utilize the PCMS website since owners are having issues with the www.FVHOA.com site. Director Lee will place a link on the www.FVHOA.com page to the PCMS page.

NEW BUSINESS

The Board received an email resignation from District 2 representative, Cindy Garner. After review, a motion was made, seconded and with no public comment, unanimously passed to accept the resignation.

The Board was presented with the 2014 audit engagement letter and tax returns. After review, a motion was made, seconded and with no public comment unanimously passed to approve the engagement letter as presented.

ADJOURNMENT

The next meeting will be May 21, 2015 and will be held at the Ridge House. There being no further business, a motion was made, seconded and unanimously passed to adjourn. The meeting adjourned at 9:10 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 21st day of May 2015.

FOUNDERS VILLAGE MASTER ASSOCIATION
BOARD OF DIRECTORS

**FOUNDERS VILLAGE MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 19, 2015**

CALL TO ORDER/ROLL CALL

The Board of Directors for the Founders Village Master Association, Inc., met at the Ridge House on May 19, 2015. The meeting was called to order at 6:00 p.m. by Director Thompson. Directors present were Thompson, Ormond, Armstrong, Cleveland and Valdez. Also in attendance were various members of the public and James Fletcher representing PCMS.

DISCLOSURE OF POTENTIAL CONFLICT INTEREST:

It was noted that all general disclosure statements have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Associations corporate files.

OPEN FORUM

The floor was opened to the homeowners for comments, suggestions and questions for the Board's consideration. Comments were related to early morning swim.

OFFICER REPORTS

RECORD OF PROCEEDINGS

The first item of business was the review and adoption of the record of proceedings for the Board of Directors meeting minutes for March 19, 2015. Upon final review, motion was made, seconded and with no public comment unanimously passed to approve the Board of Directors meeting minutes for March 19, 2015.

FINANCIAL REVIEW

The unaudited financial and delinquency reports through April 30, 2015 were presented and reviewed by James Fletcher. Upon final discussion, motion was made and seconded and with no public comment, unanimously passed to accept the financials and file for audit the financial and delinquency reports for the months ending through April 30, 2015.

LEGAL REPORTS

The Board was provided with the legal report for the month.

RIDGE HOUSE/YMCA

Shannon Hoyt was in attendance for the YMCA and updated the Board on the pool opening. Shannon also presented proposals for the rolling shutter door for the Ridge House Office. After review, a motion was made, seconded and with no public comment unanimously passed to approve the proposal from Enviro Screens and Shutters as presented.

The Board also discussed the morning adult swim. At this time, adult swim will need to have a head person to hold a key for others to be able to enter the pool area.

COMMITTEE REPORTS

Metropolitan District Liaison

The Board was presented with the letter of intent from the Villages Metropolitan District 4 regarding the lease of the Ridge House to the District. After review and discussion, a motion was made, seconded and with no public comment passed 5-0-1 to approve the letter of intent and move towards the draft agreement between the Master Association and the District.

COMMITTEE REPORTS CONTINUED

Town of Castle Rock Updates

No update was presented.

AdHOC Guideline Review Committee:

The Committee is trying to set a date for their meeting.

Architectural Control Committee:

Renee Armstrong brought the updated paint books to the meeting for review. After discussion a motion was made, seconded and with no public comment unanimously passed to approve the paint books as presented.

Communications Committee:

The Board discussed forwarding of the old website to the new website. Mr. Fletcher will send a reminder to Mr. Lee about the change.

MANAGEMENT REPORT

The Board approved the 2015 YMCA Contract and the Ridge House/Pool Improvements via electronic consent. After review, a motion was made, seconded and with no public comment unanimously passed to approve the electronic consents.

NEW BUSINESS

The Board was presented with the 2015 Town of Castle Rock Crusiers contract. After review a motion was made, seconded and with no public comment unanimously passed to approve the contract as presented.

The Board received an email from an owner requesting a variance to the restriction on rentals. After review, a motion was made, seconded and with no public comment deny this request 3-1-1 due to the fact that this would set a precedence and would not follow the intent of the covenants.

ADJOURNMENT

The next meeting will be July 16, 2015 and will be held at the Ridge House. There being no further business, a motion was made, seconded and unanimously passed to adjourn. The meeting adjourned at 7:22 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 16th day of July 2015.

FOUNDERS VILLAGE MASTER ASSOCIATION
BOARD OF DIRECTORS

**FOUNDERS VILLAGE MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 20, 2015**

CALL TO ORDER/ROLL CALL

The Board of Directors for the Founders Village Master Association, Inc., met at the Ridge House on August 20, 2015. The meeting was called to order at 6:00 p.m. by Director Lee. Directors present were Lee, Ormond, Armstrong and Cleveland. Also in attendance were members of the public and James Fletcher representing PCMS.

DISCLOSURE OF POTENTIAL CONFLICT INTEREST:

It was noted that all general disclosure statements have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Associations corporate files.

OPEN FORUM

The floor was opened to the homeowners for comments, suggestions and questions for the Board's consideration.

OFFICER REPORTS

RECORD OF PROCEEDINGS

The first item of business was the review and adoption of the record of proceedings for the Board of Directors meeting minutes for May 19, 2015. Upon final review, motion was made, seconded and with no public comment unanimously passed to approve the Board of Directors meeting minutes for May 19, 2015.

FINANCIAL REVIEW

The unaudited financial and delinquency reports through July 31, 2015 were presented and reviewed by James Fletcher. Upon final discussion, motion was made and seconded and with no public comment, unanimously passed to accept the financials and file for audit the financial and delinquency reports for the months ending through July 31, 2015.

LEGAL REPORTS

The Board was provided with the legal report for the month.

RIDGE HOUSE/YMCA

Shannon Hoyt was in attendance for the YMCA and updated the Board on the pool. Shannon requested that a Xbox, a television and a couple of bean bag chairs be purchased for the multi purpose Room B. After review, a motion was made, seconded and with no public comment unanimously passed to approve the request to purchase those items at a cost not to exceed \$1,500.00. Shannon also noted that the office printer needs to be replaced. After review, a motion was made, seconded and with no public comment unanimously passed to approve the purchase of a new printer not to exceed \$700.00.

COMMITTEE REPORTS

Metropolitan District Liaison

The Board was updated that the District is finalizing the licensing agreement. As soon as that is completed Karl Kasch will distribute that to the Board of Directors.

It was also noted that there are a lot of weeds around the clubhouse, Mr. Fletcher will request that Valley Crest attend to next week through the District.

COMMITTEE REPORTS CONTINUED

AdHOC Guideline Review Committee:

Renee Armstrong will email the Committee to try to set a date for their meeting.

Architectural Control Committee:

Renee Armstrong updated the Board that there is a paint book at the Ridge House for owners to utilize. At this time Sherwin Williams is still putting together the extra books.

Communications Committee:

The Board will discuss the Facebook account and updates with Shannon from the YMCA.

MANAGEMENT REPORT

The Board approved the installation of a card reader to the office and the new contract for Comcast via electronic consent. After review, a motion was made, seconded and with no public comment unanimously passed to approve the electronic consent for the card reader and the Comcast contract.

The Board approved the home paint at 5765 Monument Drive via electronic consent. After review, a motion was made, seconded and with no public comment, passed to ratify the paint scheme colors, 3-0-1.

NEW BUSINESS

The Board was provided with an email from an owner regarding the storage of a trailer on their lot. After review, a motion was made, seconded and with no public comment unanimously passed to approve the storage of the trailer on their lot until December 31, 2015, due to a death in the family and the owner being the custodian of the estate.

ADJOURNMENT

The next meeting will be October 15, 2015 and will be held at the Ridge House. There being no further business, a motion was made, seconded and unanimously passed to adjourn. The meeting adjourned at 8:04 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 15th day of October 2015.

FOUNDERS VILLAGE MASTER ASSOCIATION
BOARD OF DIRECTORS