

**FOUNDERS VILLAGE MASTER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MARCH 17, 2016**

**CALL TO ORDER/ROLL CALL**

The Board of Directors for the Founders Village Master Association, Inc., met at the Ridge House on March 17, 2016. The meeting was called to order at 6:00 p.m. by Director Lee. Directors present were Lee, Armstrong, Cleveland and Valdez. 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 October 15, 2015. Upon final review, motion was made, seconded and with no public comment unanimously passed to approve the Board of Directors meeting minutes for October 15, 2015.

**FINANCIAL REVIEW**

The unaudited financial and delinquency reports through January 31, 2016 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, 2016.

**LEGAL REPORTS**

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

**RIDGE HOUSE/YMCA**

No formal report for the month.

**COMMITTEE REPORTS**

**Metropolitan District Liaison**

There was no formal report for the month.

**AdHOC Guideline Review Committee:**

The Committee is trying to schedule a meeting.

**Architectural Control Committee:**

There was no formal report for the month.

**Communications Committee:**

The communications committee has been dissolved.

**NEW BUSINESS**

The Board was presented with the 2016 landscaping services for Filings 11 & 12. After review, a motion was made, seconded and with no public comment unanimously passed to approve the contract as presented.

The Board was provided with the 2016 legal services proposal from Hindman Sanchez. After review, a motion was made, seconded and with no public comment unanimously passed to approve the proposal as presented.

The Board was presented with a proposal from Orten Cavanagh and Holmes for their collection services. After review and discussion, a motion was made seconded and with no public comment unanimously passed to approve the contract and turn over the higher balance accounts.

**ADJOURNMENT**

The next meeting will be May 19, 2016 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 6:50 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 19<sup>th</sup> day of May 2016.

FOUNDERS VILLAGE MASTER ASSOCIATION  
BOARD OF DIRECTORS

**FOUNDERS VILLAGE MASTER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MAY 19, 2016**

**CALL TO ORDER/ROLL CALL**

The Board of Directors for the Founders Village Master Association, Inc., met at the Ridge House on May 19, 2016. The meeting was called to order at 6:05 p.m. by Director Lee. Directors present were Lee, Thompson, 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 March 17, 2016. Upon final review, motion was made, seconded and with no public comment unanimously passed to approve the Board of Directors meeting minutes for March 17, 2016.

**FINANCIAL REVIEW**

The unaudited financial and delinquency reports through April 30, 2016 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, 2016.

**LEGAL REPORTS**

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

**RIDGE HOUSE/YMCA**

The Board was provided with an update from Debbie Guth with the YMCA. She noted that all of the pool updates have been completed. She also informed the Board of the events for the summer that are listed below.

May 28 - Pool Opening party 11-4

June 4 — Movie Night — Indoor

July 4 — Pool party 11-4

July 9 - Movie Night — Indoor

July 16 — Picnic 11-3

Aug 27 - Movie Night — Indoor

Sept 5 — End of Season Party 11-4

**COMMITTEE REPORTS**

Metropolitan District Liaison

There was no formal report for the month.

AdHOC Guideline Review Committee:

The Committee is trying to schedule a meeting.

Architectural Control Committee:

There was no formal report for the month.

**MANAGEMENT REPORT**

The Board had electronically approved the proposal for the access system for the building and the restroom access from Tyco. After review, a motion was made, seconded and with no public comment, unanimously passed to accept the proposal from Tyco.

The Board had electronically approved the proposal for the carpet installation via electronic consent. After review, a motion was made, seconded and with no public comment, unanimously passed to accept the proposal from Denver Carpet and Flooring.

The Board had electronically approved the proposal for the painting of the interior walls and restroom floors via electronic consent. After review, a motion was made, seconded and with no public comment, unanimously passed to accept the proposal from Prep-Rite.

**ADJOURNMENT**

The next meeting will be July 21, 2016 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 7:08 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 21<sup>st</sup> day of July 2016.

FOUNDERS VILLAGE MASTER ASSOCIATION  
BOARD OF DIRECTORS

**FOUNDERS VILLAGE MASTER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
JULY 21, 2016**

**CALL TO ORDER/ROLL CALL**

The Board of Directors for the Founders Village Master Association, Inc., met at the Ridge House on July 21, 2016. The meeting was called to order at 6:07 p.m. by Director Lee. Directors present were Lee, Thompson, Ormond, Armstrong, Cleveland and Valdez. 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, 2016. 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, 2016.

**FINANCIAL REVIEW**

The unaudited financial and delinquency reports through June 30, 2016 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 June 30, 2016.

**LEGAL REPORTS**

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

**RIDGE HOUSE/YMCA**

The Board was provided with an update from Shannon Hoyt. She noted that the louvers for the pool heater have been fixed. She also informed the Board that the summer picnic was great and about 350 owners showed up.

**COMMITTEE REPORTS**

**Metropolitan District Liaison**

District Manager Karl Kasch had passed along some information from the District regarding the two trails that the District is redoing. The two trails are located in District 9 and District 17, those owners have been notified of the work.

**AdHOC Guideline Review Committee:**

The Committee is trying to schedule a meeting.

**Architectural Control Committee:**

The Board had received an email from an owner who was interested in serving on the AC. After review, a motion was made, seconded and with no public comment unanimously passed to appoint Mr. Mark Middleton to the Committee.

**MANAGEMENT REPORT**

The Board had electronically approved the Association working with Heritage Roofing on the re-roofing of the Ridge House due to the hail storm. After review, a motion was made, seconded and with no public comment, unanimously passed to move forward with Heritage Roofing.

**NEW BUSINESS:**

The Board was presented with a AC submittal regarding a garage conversion. After review, a motion was made seconded and with no public comment unanimously approved that the garage be converted back to a garage within one year of closing and that a \$10,000.00 escrow be established for that work.

**ADJOURNMENT**

The next meeting will be September 15, 2016 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 6:54 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 15<sup>th</sup> day of September 2016.

FOUNDERS VILLAGE MASTER ASSOCIATION  
BOARD OF DIRECTORS

**FOUNDERS VILLAGE MASTER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 15, 2016**

**CALL TO ORDER/ROLL CALL**

The Board of Directors for the Founders Village Master Association, Inc., met at the Ridge House on September 15, 2016. The meeting was called to order at 6:05 p.m. by Director Lee. Directors present were Lee, Thompson, Ormond, Armstrong, and Valdez. 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 July 21, 2016. Upon final review, motion was made, seconded and with no public comment unanimously passed to approve the Board of Directors meeting minutes for July 21, 2016.

**FINANCIAL REVIEW**

The unaudited financial and delinquency reports through July 31, 2016 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, 2016.

**LEGAL REPORTS**

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

**RIDGE HOUSE/YMCA**

There was no formal report for the month.

**COMMITTEE REPORTS**

**Metropolitan District Liaison**

There was no formal report for the month.

**AdHOC Guideline Review Committee:**

The Committee is reviewing the current document and will provide comments to PCMS by October 17, 2016. The Committee will meet on October 10, 2016 at 6:30 p.m. to review the changes.

Architectural Control Committee:

The Committee is very busy right now with all of the paint submissions due to the hail storm. The Committee is almost caught up and will have all reviews for distribution on Monday October 19<sup>th</sup>.

**MANAGEMENT REPORT**

The Board had electronically denied the paint colors applied to the exterior of the home at 250 Chatfield. After review, a motion was made, seconded and with no public comment, unanimously passed to ratify the denial of the paint colors.

**NEW BUSINESS:**

The Board was provided with an email from an owner regarding the signature requirement for the submittals of exterior improvements. After review, a motion was made, seconded and with no public comment unanimously approved to remove the signature requirement.

The Board had a discussion regarding the neighbor notification for work in progress since the neighbor signatures are no longer required. After review, a motion was made, seconded and with no public comment unanimously approved for Mr. Fletcher to have a sign designed for "work in progress" that owners may place in their yards during said improvement.

The Board discussed the option of submitting the AC information electronically. After review, it was determined that Director Thompson will look into the logistics and report back to the Board.

**ADJOURNMENT**

The next meeting will be November 17, 2016 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 7:24 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 17<sup>th</sup> day of November 2016.

FOUNDERS VILLAGE MASTER ASSOCIATION  
BOARD OF DIRECTORS