

**FOUNDERS VILLAGE MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 28, 2013**

CALL TO ORDER/ROLL CALL

The Board of Directors for the Founders Village Master Association, Inc., met at the Ridge House on February 28, 2013. The meeting was called to order at 5:30 p.m. by Director Lee. Directors present were Lee, Thompson, Garner, Armstrong, Nosal and Ormond. Also in attendance were various members of the public and James Fletcher representing PCMS.

NOMINATIONS AND APPOINTMENT OF OFFICERS:

Upon review, a motion was made, seconded and with no public comment, unanimously passed to nominate and elect the following Officers for 2013 by acclamation; Ken Lee, President; Chris Thompson, Vice President; Nate Ormond, Treasurer; Cindy Garner, Secretary; Renee Armstrong and Dan Nosal, Members at Large.

OPEN FORUM

The floor was opened to the homeowners for comments, suggestions, questions and proposals 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 November 15, 2012. Upon final review, motion was made, seconded and with no public comment unanimously passed to approve the Board of Directors meeting minutes for November 15, 2012 as amended.

FINANCIAL REVIEW

The unaudited financial and delinquency reports through January 31, 2013 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, 2013.

LEGAL REPORTS

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

RIDGE HOUSE/YMCA

Debbie Guth and Jeremy Dunlap were in attendance and updated the Board that they have received bids for items that are needed at the Ridge House. The pool replaster and the new access system will be discussed at the March Board meeting.

There was a discussion on the purchase of a new television for the Ridge House. After review, a motion was made, seconded and with no public comment, passed 4-1 to spend up to \$1,500 for a new television. The discussion continued about a new computer for the Ridge House as well. After discussion a motion was made, seconded and with no public comment, unanimously passed to spend up to \$1,000 for a computer for the Ridge House.

There was conversation regarding Ridge House events and how to best distribute the information. Mr. Fletcher will check with the accounting department on the date the quarterly statements are ordered, to see if the information could be inserted.

COMMITTEE REPORTS

Metropolitan District Liaison

There was no update for the month.

Town of Castle Rock Updates

No update was presented.

AdHOC Covenant Review Committee:

James Fletcher updated the Board that he received an email from Andrea Bollman who is still interested on heading this committee and would like to solicit for volunteers. After review a motion was made, seconded and with no public comment unanimously passed to appoint Andrea Bollman to chair the committee. The Board also requested that Mr. Fletcher put together an enews to solicit for members.

Architectural Control Committee:

The Committee was approached by Katie Cleveland with her interest for volunteering for the AC. After discussion a motion was made, seconded and with no public comment unanimously passed to appoint Mrs. Cleveland to the committee. The Board also requested that the AC be added to the enews for committee solicitation.

Communications Committee:

Director Lee updated the Board that he will be providing the access codes to the website and social media to Jeremy Dulap with the YMCA, so that he may start updating the sites.

NEW BUSINESS

The Board was provided with a proposal an interior design. After review, the Board decided to table this until the pool closes in the Fall.

The Board was presented with an email response from an owner regarding his variance denial. The Board requested that Mr. Fletcher let the owner know that he will still need to paint his house by October 1, 2013.

The Board was presented with a request from Pepperbox Firearms Training to use the Ridge House for classes. After discussion a motion was made, seconded and with no public comment unanimously passed to approve the request with the following conditions; they are insured, no other classes are going on, notice be posted while class in session and if there are any concerns the Board reserves all rights to cancel the classes.

Director Nosal approached the Board about moving the time of the meeting, as it is difficult for him and other members to make it to the Ridge House by 5:30p.m. After discussion a motion was made, seconded and with no public comment unanimously passed to move the meeting time to 6:00p.m.

ADJOURNMENT

The next meeting of the Board of Directors is set for March 21, 2013 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 6:47 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 21st day of March 2013.

FOUNDERS VILLAGE MASTER ASSOCIATION
BOARD OF DIRECTORS

**FOUNDERS VILLAGE MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 21, 2013**

CALL TO ORDER/ROLL CALL

The Board of Directors for the Founders Village Master Association, Inc., met at the Ridge House on March 21, 2013. The meeting was called to order at 5:30 p.m. by Director Lee. Directors present were Lee, Thompson, Armstrong and Nosal. Also in attendance were various members of the public and James Fletcher representing PCMS.

OPEN FORUM

The floor was opened to the homeowners for comments, suggestions, questions and proposals 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 February 28, 2013. Upon final review, motion was made, seconded and with no public comment unanimously passed to approve the Board of Directors meeting minutes for February 28, 2013 as amended.

FINANCIAL REVIEW

The unaudited financial and delinquency reports through February 28, 2013 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 February 28, 2013.

LEGAL REPORTS

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

RIDGE HOUSE/YMCA

Debbie Guth and Jeremy Dunlap for the YMCA, updated the Board that the TV and Computer for the Ridge House have been purchased. They also discussed the events again for the year, the Hot Dog Sunday will be Hot Dog Saturday for 2013 and will be combined with the movie night for the months of June, July and August. Jeremy Dunlap also let the Board know that he has received some correspondence and email from owners that received the insert in the quarterly statement billing.

The YMCA provided bids for the pool replaster. After discussion and review, a motion was made, seconded and with no public comment unanimously passed to approve the bid from Pool Doctor as presented.

The Board was also provided with proposals for a new access system for the Ridge House. After review a motion was made seconded and with no public comment unanimously passed to approve the proposal from Mountain Alarm with one change to the proposal only ordering 500 key fobs. Owners will be able to still use their existing access cards, buy a new key fob for \$10.00 or turn in old cards for a key fob for \$5.00.

Mr. Fletcher provided the Board with a proposal for a new janitorial service for the Ridge House. After review a motion was made, seconded and with no public comment unanimously passed to approve the proposal from CTC Janitorial.

COMMITTEE REPORTS

Metropolitan District Liaison

There was no update for the month.

Town of Castle Rock Updates

No update was presented.

AdHOC Covenant Review Committee:

Mr. Fletcher informed the Board that he spoke with the Association's attorney regarding the By-Law amendment and a ballot will be send out for the approval of the By-Laws.

Architectural Control Committee:

The Committee would like to look into updating the color books. Mr. Fletcher will speak with a contractor he knows that may be able to help, a proposal will be provided at the April meeting.

Communications Committee:

No report was presented.

NEW BUSINESS

The Board was provided with a proposal for the repair of the retaining wall at the pool. After review, a motion was made seconded and with no public comment unanimously passed to approved the proposal from Valley Crest as presented.

ADJOURNMENT

The next meeting of the Board of Directors is set for April 18, 2013 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 8:05 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 18th day of April 2013.

FOUNDERS VILLAGE MASTER ASSOCIATION
BOARD OF DIRECTORS

**FOUNDERS VILLAGE MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 18, 2013**

CALL TO ORDER/ROLL CALL

The Board of Directors for the Founders Village Master Association, Inc., met at the Ridge House on April 18, 2013. The meeting was called to order at 5:30 p.m. by Director Lee. Directors present were Lee, Thompson, Ormond, Garner, Armstrong, Nosal and Cleveland. Also in attendance were various members of the public and James Fletcher representing PCMS.

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 21, 2013. Upon final review, motion was made, seconded and with no public comment unanimously passed to approve the Board of Directors meeting minutes for March 21, 2013 as amended.

FINANCIAL REVIEW

The unaudited financial and delinquency reports through March 31, 2013 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 March 31, 2013.

LEGAL REPORTS

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

RIDGE HOUSE/YMCA

Debbie Guth for the YMCA, updated the Board that the replaster job has started and should be finished the week of April 29, 2013. She also advised the Board that the new key card system is being installed the week of the 22nd of April, training will also be provided to Jeremy on the system and that the Casino night is confirmed and a flyer will be sent out for the event.

COMMITTEE REPORTS

Metropolitan District Liaison

The meeting was rescheduled for the week fo the 22nd of April.

Town of Castle Rock Updates

No update was presented.

AdHOC Guideline Review Committee:

Andrea Bollman was in attendance for the committee and informed the Board that her and the other committee members will try to meet as soon as possible and the date will be scheduled via email.

Architectural Control Committee:

The Board was provided with a proposal from Kirsten Leu with Color Vibe for the color book changes. After review, a motion was made, seconded and with no public comment unanimously passed to approve the proposal from Color Vibe.

COMMITTEE REPORTS CONTINUED

Communications Committee:

Jeremy with the YMCA has been provided with the log in and passwords for the social media sites and the website.

UNFINISHED BUSINESS

The Board was provided with the 2011 Audit and Tax Returns. After review a motion was made, seconded and with no public comment unanimously passed to approve the 2011 audit and tax returns as presented.

NEW BUSINESS

The Board was provided with a couple of emails from owners interested in serving on the committees. Director Armstrong, the Architectural Committee chair will contact the owners to see which committee is best suited for the AC and Andrea Bollman chair for the ADHOC Guideline Review Committee will contact the owner to see which committee is best suited for ADHOCCRC.

The Board reviewed the 2012 Audit and Tax Returns proposal. After review, a motion was made, seconded and with no public comment, unanimously passed to approve the proposal as presented.

The Board was provided with a draft quorum requirement resolution for the allowance of a mail in ballot in lieu of a meeting. After review, a motion was made, seconded and with no public comment unanimously passed to approve the resolution as written.

ADJOURNMENT

The next meeting of the Board of Directors is set for May 16, 2013 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 7:25 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 16th day of May 2013.

FOUNDERS VILLAGE MASTER ASSOCIATION
BOARD OF DIRECTORS

**FOUNDERS VILLAGE MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 16, 2013**

CALL TO ORDER/ROLL CALL

The Board of Directors for the Founders Village Master Association, Inc., met at the Ridge House on May 16, 2013. The meeting was called to order at 5:30 p.m. by Director Lee. Directors present were Lee, Thompson, Ormond, Armstrong, Nosal and Cleveland. 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.

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 April 18, 2013. Upon final review, motion was made, seconded and with no public comment unanimously passed to approve the Board of Directors meeting minutes for April 18, 2013.

FINANCIAL REVIEW

The unaudited financial and delinquency reports through April 30, 2013 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, 2013.

LEGAL REPORTS

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

RIDGE HOUSE/YMCA

Jeremy Dunlap with the YMCA, updated the Board that the replaster job has been completed and the pool will be ready for opening day. The Casino night at the Ridge House was a success with 26 attendees. There will be three movie nights in the months of June, July and August. The new access system is up and running, Jeremy will have a training day for the YMCA employees to be educated on the system. The pool opening party will be on Saturday, May 25, 2013 from 11:00 am-4:00 p.m. and food will be served starting at 11:30am until it is gone.

COMMITTEE REPORTS

Metropolitan District Liaison

No formal update for the month.

Town of Castle Rock Updates

No update was presented.

AdHOC Guideline Review Committee:

Nate Ormond was in attendance for the committee and informed the Board they met and have started to go through the guidelines.

Architectural Control Committee:

Renee Armstrong with the committee updated the Board that she met with Kristen Leu with Color Vibe for the color book changes. Ms. Armstrong spent some time with Kristen removing all the old pastel colors and Kristen will be providing the color samples back to the committee for review.

COMMITTEE REPORTS CONTINUED

Communications Committee:

Director Lee, Thompson and Armstrong will be getting together for a work session to discuss the changes to be made to the website.

NEW BUSINESS

The Board was provided with a proposal for the epoxy of the restroom floors. After review, a motion was made, seconded and with no public comment unanimously passed to approve the proposal from Prep-Rite as presented.

The Town of Castle Rock swim team, the Cruisers sent over the 2013 swim team contract. After review, a motion was made seconded and with no public comment unanimously passed to approve the contract as presented.

ADJOURNMENT

The next meeting of the Board of Directors is set for August 15, 2013 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 7:18 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 15th day of August 2013.

FOUNDERS VILLAGE MASTER ASSOCIATION
BOARD OF DIRECTORS

**FOUNDERS VILLAGE MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 15, 2013**

CALL TO ORDER/ROLL CALL

The Board of Directors for the Founders Village Master Association, Inc., met at the Ridge House on May 16, 2013. The meeting was called to order at 5:30 p.m. by Director Lee. Directors present were Lee, Thompson, Ormond, Garner, Armstrong, Nosal and Cleveland. 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. Two owners in attendance that came to speak with the Board regarding a multi family home in the neighborhood that is causing some issues with the neighbors. Mr. Fletcher will speak with the Association's attorney as well as the local municipalities to see what can be done to help mitigate the situation.

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 16, 2013. Upon final review, motion was made, seconded and with no public comment unanimously passed to approve the Board of Directors meeting minutes for May 16, 2013.

FINANCIAL REVIEW

The unaudited financial and delinquency reports through June 30, 2013 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, 2013.

LEGAL REPORTS

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

RIDGE HOUSE/YMCA

Jeremy Dunlap was unavailable for the meeting so Mr. Fletcher provided the YMCA's update. The Spring hours of 12:00p.m. to 3:00p.m. were under utilized and the YMCA is suggesting to change the hours from 9:00 p.m. to 1:00 p.m. and 3:00p.m. to 8:00 p.m. After review, the Board is in agreement with the change due to the limited usage. They also report that some of the pool furniture will need to be replaced and the owners have been asking for more shade. The Board will look at proposals for both of these items over the Winter.

COMMITTEE REPORTS

Metropolitan District Liaison

No formal update for the month.

Town of Castle Rock Updates

No update was presented.

COMMITTEE REPORTS CONTINUED

AdHOC Guideline Review Committee:

Nate Ormond was in attendance for the committee and informed the Board that they are working on another meeting date.

Architectural Control Committee:

Renee Armstrong with the committee updated the Board that she is looking to meet with the Committee and Kristen Leu with Color Vibe for the color book changes.

Communications Committee:

No update was presented.

NEW BUSINESS

The Board was provided with a proposal for the 2014 Town of Castle Rock Crusiers from Beth Moreau. Ms. Moreau and Zach Morris with the Town of Castle Rock were in attendance to answer questions regarding the proposal. After review, the Board would like to pull the pool reports to see if the times would work for the residents of Founders Village.

The Board was presented with a variance request for a tow truck to be kept within the community. The Board would like to table this to do a little further investigation.

ADJOURNMENT

The next meeting of the Board of Directors is set for October 17, 2013 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 7:54 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 17th day of October 2013.

FOUNDERS VILLAGE MASTER ASSOCIATION
BOARD OF DIRECTORS

**FOUNDERS VILLAGE MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 17, 2013**

CALL TO ORDER/ROLL CALL

The Board of Directors for the Founders Village Master Association, Inc., met at the Ridge House on October 17, 2013. The meeting was called to order at 6:05 p.m. by Director Thompson. Directors present were Lee, Thompson, Ormond, Garner, Armstrong, Nosal and Cleveland. 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.

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 August 15, 2013. Upon final review, motion was made, seconded and with no public comment unanimously passed to approve the Board of Directors meeting minutes for August 15, 2013.

FINANCIAL REVIEW

The unaudited financial and delinquency reports through August 31, 2013 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 August 31, 2013.

LEGAL REPORTS

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

RIDGE HOUSE/YMCA

Jeremy Dunlap was in attendance for the YMCA and provided an YMCA's update. The Ridge House usage is up 30% from this time last year. The next event will be the Halloween party and will have a haunted house in the clubhouse. And the last event will be the Stories with Santa. The Board would like to do an adult party before the end of the year, Jeremy will look into Water to Wine coming to the Ridge House again and provide some dates to the Board.

COMMITTEE REPORTS

Metropolitan District Liaison

Nate Ormond was in attendance for the District and updated the Board that the District is working on the fencing and the street scapes this winter.

Town of Castle Rock Updates

No update was presented.

AdHOC Guideline Review Committee:

Nate Ormond was in attendance for the committee and informed the Board that they are working on another meeting date.

COMMITTEE REPORTS CONTINUED

Architectural Control Committee:

Renee Armstrong with the committee updated the Board that she is still working on the color book changes.

Communications Committee:

No update was presented.

NEW BUSINESS

The Board was provided with an updated collection policy. After review, a motion was made seconded and with no public comment unanimously passed to approve the policy with one change.

The Board was provided with the Water Conservation and Drought Mitigation Policy. After review and discussion, a motion was made seconded and with no public comment unanimously passed to approve the policy as presented.

The Board was presented with the snow removal contracts for the Ridge House and Filing 11&12. After review, a motion was made seconded and with no public comment unanimously passed to approve the contracts as presented.

ADJOURNMENT

The next meeting of the Board of Directors is the Annual Meeting set for January 16, 2014 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 7:54 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 20th day of February 2014.

FOUNDERS VILLAGE MASTER ASSOCIATION
BOARD OF DIRECTORS