

**FOUNDERS VILLAGE MASTER ASSOCIATION, INC.  
ANNUAL MEETING OF MEMBERS  
JANUARY 18, 2018**

CALL TO ORDER

The meeting was called to order at 6:09p.m.

PROOF OF NOTICE

James Fletcher with PCMS established proof of notice for the meeting and verified that a quorum was present to conduct the meeting.

APPROVAL OF THE MEETING MINUTES

Copies of the January 19, 2017 Annual Meeting Minutes were distributed for review. After final discussion, a motion was made, seconded and without any public comment, moved to approve the meeting minutes as written.

ELECTION OF THE BOARD OF DIRECTORS

After going through each District, taking nominations and having a review and discussion of the election process, the following members were elected by acclamation to the Board of Directors:

**District**

- |   |                                |
|---|--------------------------------|
| 1 | Nate Ormond (Two-Year Term)    |
| 4 | Chris Thompson (Two-Year Term) |

There were no nominations from District 2 and District 3, Mr. Fletcher noted that there will need to be a Special Election meeting if anyone is interested.

BUDGET RATIFICATION

James Fletcher went through the proposed 2018 budget. After review, a motion was made, seconded and with no public comment unanimously passed to ratify the budget as presented.

OPEN FORUM

The floor was opened for member comments and suggestions. The Board and Management fielded a couple of questions.

ADJOURNMENT

There being no further business to come before the Annual Meeting of Members, the meeting was adjourned at 6:58 p.m.

**FOUNDERS VILLAGE MASTER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MAY 17, 2018**

**CALL TO ORDER/ROLL CALL**

The Board of Directors for the Founders Village Master Association, Inc., met at the Ridge House on May 17, 2018. The meeting was called to order at 6:10 p.m. by Director Lee. Directors present were Lee, Thompson, Ormond and Armstrong. 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 September 21, 2017. Upon final review, motion was made, seconded and with no public comment unanimously passed to approve the Board of Directors meeting minutes for September 21, 2017.

**FINANCIAL REVIEW**

The unaudited financial and delinquency reports through February 28, 2018 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, 2018.

**LEGAL REPORTS**

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

**RIDGE HOUSE/FRONT RANGE RECREATION**

The Board discussed some matters with Front Range Recreation regarding the 2018 season.

**COMMITTEE REPORTS**

**Metropolitan District Liaison**

Mr. Fletcher reported that he and the District representative are still working on a PD Site Plan Amendment with the Town of Castle Rock regarding the proposed exterior improvements to the Ridge House and Pool. Mr. Fletcher will update the Board with any new information via email.

**AdHOC Guideline Review Committee:**

Director Armstrong noted that she has misplaced her notes but found them and will try to

AdHOC Guideline Review Committee Continued:

get the Committee together to work on the changes to Residential Improvement Guidelines.

**COMMITTEE REPORTS**

Architectural Committee:

The Board discussed the architectural reviews and the Committee. After discussion, a motion was made, seconded and with no public comment unanimously passed to approve that PCMS and Lee Design Group will handle all submittals including paint starting July 15, 2018.

**MANAGEMENT REPORT**

The Board had electronically approved the following: the 2017 holiday lighting; the revised rental agreement; the 2018 budget; the District 4 amendment; the foreclosure on Ashcroft and the Founders Village 11&12 landscaping. After review, a motion was made, seconded and with no public comment, unanimously passed to ratify the approval of those electronic consents.

**NEW BUSINESS**

The Board was presented with the draft landscaping resolution. After review, a motion was made, seconded and with no public comment, unanimously passed to approve the resolution with one change.

The Board was provided with the 2016 audit and tax returns. After review, a motion was made seconded and with no public comment unanimously passed to approve the audit as presented.

**ADJOURNMENT**

The next meeting will be July 19, 2018 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 7:34 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 July 2018.

FOUNDERS VILLAGE MASTER ASSOCIATION  
BOARD OF DIRECTORS