

**FOUNDERS VILLAGE MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 16, 2017**

CALL TO ORDER/ROLL CALL

The Board of Directors for the Founders Village Master Association, Inc., met at the Ridge House on March 16, 2017. The meeting was called to order at 6:03 p.m. by Director Lee. Directors present were Ormond, Armstrong, Cleveland and Lee. 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 15, 2016. Upon final review, motion was made, seconded and with no public comment unanimously passed to approve the Board of Directors meeting minutes for September 15, 2016.

FINANCIAL REVIEW

The unaudited financial and delinquency reports through January 31, 2017 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, 2017.

LEGAL REPORTS

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

RIDGE HOUSE/YMCA

The "Y" provided an update on the rental income for 2016.

COMMITTEE REPORTS

Metropolitan District Liaison

Mr. Fletcher updated the Board that the District is working a couple of maintenance items that will be addressed before the pool opens, those include an additional drain for the pump room pit and the addition of the secondary shed pad and shed where the pool chemicals are to be stored.

AdHOC Guideline Review Committee:

The Committee is still working on the changes to Residential Improvement Guidelines.

COMMITTEE REPORTS

Architectural Committee:

Mr. Fletcher provided the Board with a proposal to out-source all architectural reviews other than paint due to the lack of volunteers and the heavy load of work for the Committee in 2016. After review and discussion, a motion was made, seconded and with no public comment approved to except the proposal from Lee Design Group to complete the reviews.

The Board received a resignation letter from Renee Armstrong resigning from the Architectural Committee. After review, a motion was made seconded and with no public comment unanimously passed to approve the resignation and thanked Renee for her service.

MANAGEMENT REPORT

The Board had electronically approved the holiday lighting, the rolling screen for the guard shack, the first amendment to the lease agreement, the 2017 budget and the window installation at 4969 Thorndike. 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 provided with the 2015 tax returns and audit. It was noted that this matter would be tabled until the next meeting.

The Board was presented with a proposal for a larger shed for pool deck storage. After review, a motion was made, seconded and with no public comment unanimously passed to approve the proposal from Tuff Shed.

The Board was provided with the pool deck concrete proposal. After review, a motion was made, seconded and with no public comment unanimously passed to accept the proposal from Rose Paving.

Mr. Fletcher let the Board know that PCMS went through the historical boxes at The Ridge House and removed all data that was needed and the rest was destroyed. The remaining boxes need to be converted to electronic files. Mr. Fletcher explained that PCMS is converting all historical files for their communities and received a deal to do them all together. After final discussion, a motion was made seconded and with no public comment unanimously passed to approve up to \$4,500.00 for the conversion of the electronic files.

The Board received an email from an owner that would like to see a yard of the month. After review, it was noted that there are too many homes in the community to award a yard of the month.

ADJOURNMENT

The next meeting will be May 18, 2017 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 18th day of May 2017.

FOUNDERS VILLAGE MASTER ASSOCIATION
BOARD OF DIRECTORS

**FOUNDERS VILLAGE MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 21, 2017**

CALL TO ORDER/ROLL CALL

The Board of Directors for the Founders Village Master Association, Inc., met at the Ridge House on September 21, 2017. The meeting was called to order at 6:04 p.m. by Director Lee. Directors present were Ormond, Armstrong, Cleveland and Lee. 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. In addition, Ms. Jennifer Church was in attendance to discuss the troop rentals at the clubhouse.

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 16, 2017. Upon final review, motion was made, seconded and with no public comment unanimously passed to approve the Board of Directors meeting minutes for March 16, 2017.

FINANCIAL REVIEW

The unaudited financial and delinquency reports through August 31, 2017 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, 2017.

LEGAL REPORTS

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

RIDGE HOUSE/YMCA

The Board discussed some matters concerning the YMCA and the 2017 season. Mr. Fletcher will speak with them about these matters.

COMMITTEE REPORTS

Metropolitan District Liaison

Mr. Fletcher updated the Board that he and the District are working on a PD Site Plan Amendment with the Town of Caste 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:

The Committee is still working on the changes to Residential Improvement Guidelines.

COMMITTEE REPORTS

Architectural Committee:

Mr. Fletcher provided the Board with an update regarding 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 schemes out of the book and any paint submittals that are not in the book will be submitted to the Committee for review.

MANAGEMENT REPORT

The Board had electronically approved the following: the purchase of the pool cover; the replacement ivy for the pool fence; the appointment of Joey Filichia to the AC; the colors options for the replacement counter tops; the replacement pool furniture; the variance requests for garage doors; the colors applied to 420 Wagonwheel; the amendment to the lease agreement; and the foreclosure at 1055 Lindsey. 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 in receipt of the resignation of Jeremy Cleveland and Brandon Lee due to the sale of their homes. After review, a motion was made, seconded and with no public comment, unanimously passed to approve the resignations as presented.

The Board was presented with a proposal from a homeowner regarding the installation of a Little Library in Filing 11&12. After review, a motion was made, seconded and with no public comment, unanimously passed to approve the installation of the Little Library as presented.

Mr. Fletcher updated the Board that the Association's attorney, HindmanSanchez, obtained a judgement from the Douglas County Court regarding the Filing 21 Landscaping Bond to allow for the Association to use \$20,000.00 of the bond money to pay for the on-going attorneys fee associated with holding the bond money.

The Board was provided with the 2015 audit and tax returns. After review, a motion was made, seconded and with no public comment, unanimously passed to approve the 2015 audit as presented.

The Board was presented with a variance request for an unapproved roof. After review, a motion was made, seconded and with no public comment unanimously passed to approve the roof contingent the roof is replaced when sold or when/if the roof has to be replaced it is replaced with a different color.

ADJOURNMENT

The next meeting will be November 16, 2017 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 7:35 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 16th day of November 2017.

**FOUNDERS VILLAGE MASTER ASSOCIATION, INC.
ANNUAL MEETING OF MEMBERS
JANUARY 19, 2017**

CALL TO ORDER

The meeting was called to order at 6:04p.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 21, 2016 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 of January 21, 2016 as written.

OFFICER AND COMMITTEE REPORTS

Renee Armstrong updated the Board that the Committee is still working through some of the remaining 2016 architectural reviews. The Committee experienced an extremely high volume of reviews due to the hail storm of 2016 and is working hard to complete those requests.

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

| | |
|---|---------------------------------|
| 5 | Renee Armstrong (Two-Year Term) |
| 6 | Ken Lee (Two-Year Term) |

With there being two nominations for District 7; Tom Valdez and Brandon Lee, Mr. Fletcher passed out ballots for the District 7 vote. After collection and tabulation of the ballots, the members congratulated Brandon Lee to the Board and thanked Tom Valdez for his service to the community.

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

BUDGET RATIFICATION

James Fletcher went through the proposed 2017 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 6:20 p.m.